

RESIDENTIAL PROJECTS

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DEVELOPMENT ACTIVITY IN ROCKLIN

The following is a summary of development activity in the City of Rocklin, CA as of November, 1996. The list includes proposed projects, approved projects, and projects in the process of being built. A map is attached which shows the general location of each project within the City.

1. CLOVER VALLEY HILLS 3A AND 3B

Owner: Coker-Ewing Co.
2150 B Douglas Blvd.
Roseville, CA 95678 Phone: 783-3300

Proposed Use: 55 single family units

Location: Rawhide Road, North of Clover Valley Hills #2 and the northern terminus of Rawhide.
APN BK. 30, Pgs. 21 & 24

File #: SD-81-03

Area: 43 acres

Zoning: RE-20

Status: EIR approved; rezoning and Subdivision Map was approved by City Council 12/21/81. The final map was recorded in January 1986. The project is building out as individual, custom homes. A few vacant lots remaining.

2. CLOVER VALLEY WOODS

Owner: Dominion Enterprises
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-4504

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Ste. 6
Rocklin, CA 95677 Phone: 624-1629

Proposed Project: 38 single family homes

Area: 56.77 acres

Zoning: RE-30 (Residential Estate - 30,000 sq. ft. minimum lot sizes).

Location: North of the terminus of Clover Valley Road and Clover Valley Hills 3A and 3B. APN 030-240-56-95

File #: SD-87-15

Status: The tentative Map was approved by City Council October, 1988 and modified August 8, 1989. Approximately 20 remaining vacant lots.

3. CLOVER VALLEY LAKES

Mr. & Mrs. Bud Taglio	Mr. & Mrs. Buzz Oates
P. O. Box 584	P. O. Box 584
Loomis, CA 95650	Loomis, CA 95650
David S. Garst	Ricky & Clara Massie
Rt. 4, Box 507A	8372 Carbide Court., #2
Chico, CA 95926	Sacramento, CA 95828

Engineer: Land Development Services
4240 Rocklin Rd, #6
Rocklin, CA 95677 Phone: 624-1629

EIR Preparer: Planning Concepts
309 Commercial Street
Nevada City, CA 95959

Location: The subject property is east and north of the Clover Valley Woods Subdivision, north of the Rocklin city limits and west of Sierra College Blvd.
APN-030-050-002, 013; 030-040-001; 030-030-001; 030-020-003; 030-010-003; 032-010-021, 010; 032-060-58; 032-070-002, 023, 049.

File #: AN-91-02, GPA-91-07, PDG-91-06, EIR-92-01

Area: 643 Acres

Proposed Gen. Plan: 496.2 acres Low Density Residential
16.2 acres Medium Density Residential
9.7 Acres; Retail Commercial
62.5 acres Recreation Conservation
11.6 Parks (public & private)

Proposed Zoning: RD-1 178 acres 178 dwelling units
RD-1.5 103.3 acres 154 dwelling units
RD-2 36.7 acres 73 dwelling units
RD-2.5 90.2 acres 226 dwelling units
RD-3 88.0 acres 263 dwelling units
RD-3.5 7.0 acres 25 dwelling units
RD-6 9.2 acres 55 dwelling units
PD-C 9.7 acres
OA 62.5 acres
Park 11.6 acres

Proposed Project: Annexation of 643 acres to the City of Rocklin and a General Plan Amendment and General Development Plan as described above for the development of 965 single family lots, a 9.7 acre school site 762.5 acres open space, a 4.5 acre public park and a 7.5 acre private park.

Status: A public hearing on the draft EIR before the Planning Commission is scheduled for fall, 1996.

4. SUNSET HEIGHTS: Northwest Area

Developer: Southfork Partnership
2150 B Douglas Blvd.
Roseville, CA 95678 Phone: 783-3300

Engineer: Morton & Pitalo, Inc.

Location: East of Whitney, opposite Crest Dr.: APN Book 368

File #: SD-87-14

Area: 115 acres

Zoning: R1-6

Project: 291 single family dwellings

Status: The final map is recorded and building permits have been issued. There are approximately 40 remaining vacant lots.

5. SUNSET COUNTRY CLUB UNIT #5

Developer: Coker-Ewing
2150B Douglas Blvd.
Roseville, CA 95678
Use: 41 single family lots
Area: 19.99 acres
Zoning: R1-12.5
Location: East of Whitney Blvd.
south of Sunset Heights, north of Bonanza: APN BK. 16, PG. 39
File #: SD-77-02
Status: There are 7 remaining vacant lots.

6. ROCKLIN RIDGE ESTATES

Developer: John Mourier
1840 Vernon St., Ste. 9
Roseville, CA 95678 Phone: 782-8829
Area: 39.4 acres
Zoning: R1-7.5
Location: Northeast of Sunset Blvd., north of the golf course and southwest
of the northern terminus of Whitney Blvd.
APN BK. 370, Pgs. 7, 8, 9, 11, 12
File #: SD-87-08
Proposed Use: Development of 132 Single Family Lots,
Status: Approved by the Planning Commission 1/9/85 and by the City
Council on March 4, 1985. The subdivision is built out.

7. FAIRWAY HEIGHTS

Original Owner: Antelope Estates/Douglas Hanzlick
4240 Rocklin Rd., #10
Rocklin, CA 95677 Phone: 624-4504
Engineer: Land Development Services, Inc.
4240 Rocklin Rd., #6
Rocklin, CA 95677 Phone: 624-1629
Area: 56.44 acres
Location: Northeasterly of Sunset, south of the golf course
APN BK. 16, Pgs. 47 48, 50, 51, 53, 55
File #: SD-86-07
Present: Planned Development Residential
Zoning: 51 acres - 4 du/acre
Proposal: 199 single family lots
Status: Final Maps were recorded in six phases, and the project was built
as a custom lot subdivision. There are a few remaining vacant
lots.

STANFORD RANCH

Owner: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613
Engineer: Spannagel Engineers
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618

Area: 2,010.4 acres currently within the City, with the following approved land uses:

Low Density Residential:	26.72 acres	77 units
Med. Density Residential:	852.20 acres	3,879 units
Med. High Density Res.	33.49 acres	373 units
High Density Residential	111.70 acres	2,118 units
Total	1,024.11 acres	6,447
Business Professional	111.10 acres	
Retail Commercial	70.51 acres	
BP-Commercial	48.50 acres	
Light Industrial	33.20 acres	
BP-RC-LI	171.88 acres	
Open Area	54.70 acres	
Wetlands	285.80 acres	
Park sites	101.90 acres	
School sites	101.92 acres	
Public uses	6.81 acres	

STANFORD RANCH A-1 AREA:

Consisting of 889 dwelling units, a park site, fire station, and some commercial properties on approximately 226 acres. Final maps have recorded and the single family subdivisions have been completed, and the A-1 area is fully developed.

STANFORD RANCH - UNITS 1, 2 & 3 - LOTS K1, K2, K-3, H, AND B

Owner: Stanford Ranch, Inc.
Engineer: Spannagel Engineering
1845 Atherton Road, #7
Rocklin, CA 95765 Phone: 624-1618
Zoning: PD. Residential
Area: 83.50 acres
File #: SD-86-02, SD-86-03
Proposed Use: 424 single family residences
Status: A tentative map and specific plan use permit and General Development plan were approved by the City Council April 22, 1986.
Location: East and West of Stanford Ranch Road, in Stanford Ranch, Area A-1

8. UNIT 1 (LOT L): (SHELBROOK)

Developer: Pacific Scene Investments, Inc.
4720 Northgate Blvd.
Sacramento, CA 95834 Phone: 424-3234
Proposed Use: 204 single family dwellings
Area: 37.27 acres
Location: East of Stanford Ranch Road, between Cobblestone and Stony Roads. APN BK. 370, Pgs. 4, 5, & 6
File #: SPU-86-02
Status: The project is built out.

9. UNIT 2 (LOT M): (COTTONWOOD)

Developer: Ahmanson Developments, Inc.
9750 Business Park Drive #110.,
Sacramento, CA 95827, Phone:: (916) 364-5782

Area: 29.31 acres
Proposed Use: 162 single family units
Location: Crest Drive to the north, Stanford Ranch Road to the west. Stanford Ranch Unit 1 to the south, and Stanford Bluffs (Stanford Ranch Unit 3) to the east. APN BK. 370, Pgs. 1, 2, & 3
File #: SPU-87-01
Status: The Final Map is recorded and a Specific Plan Use Permit was approved February 3, 1987. The project is completed.

10. UNIT 3 (LOT N): "STANFORD BLUFFS"

Developer: Ron McKim Construction
P. O. Box 548
Rocklin, CA 95677 Phone: 624-9202
Area: 16.93 acres
Proposed Use: 57 single family dwellings
Location: South of Crest Drive, west of Whitney Blvd. and Rocklin Ridge Estates. APN BK. 370, Pgs. 2 & 3
File #: SPU-86-12, SD-86-03
Status: The Final Map is recorded. A Specific Plan Use Permit was granted October 28, 1986. The houses are built and occupied.

11. LOT K-1 - "SPINNAKER HOMES"

Developer: Mark III Development Co., Steve Roberts
925 University Avenue
Sacramento, CA 95825 Phone: 925-3184
Area: 20.28 acres
Proposed Use: 117 single family lots
Location: West of Stanford Ranch Road, north of Stony Road, east of Pebble Creek Drive in Area A-1 of Stanford Ranch. APN BK. 369, Pgs. 1, 2, & 3
File #: SPU-87-02
Status: The Final Map is recorded. The Specific Plan Use Permit was approved February 3, 1987. The project is completed.

12. LOT K-2 "VISTA SIERRA"

Developer: Camray Development
7919 Folsom Blvd.
Sacramento, CA 95826 Phone: 383-8500
Proposed Use: 97 single family lots
Area: 17.8 acres
Location: West of Stanford Ranch Road, North of Lot K-1
APN BK. 369, Pgs. 2 & 3
File #: SPU-86-09, SD-86-03
Status: The Final Map for K-2 was recorded in August 1986, and a Specific Plan Use Permit was granted September 16, 1986. The project is built out.

13. STANFORD RANCH LOT K-3: "STANFORD TERRACE"

Developer: Richmond American Homes of California
11040 White Rock Road #500
Rancho Cordova, CA 95670 Phone: 635-5777

Area: 31 acres
Zoning: Planned Development Residential Density 6 du/acre.
Proposal: 159 single family lots
Location: The project is contiguous to Area K APN BK. 369, Pgs. 4 & 5
File #: SD-87-06
Status: The Final Map recorded in 1989 and the project is completed.

14. LOT H: "STANFORD VILLAGE"

Developer: Braddock and Logan Group: Fred Musser
4155 Blackhawk Plaza Circle, Ste. 201
Danville, CA 94506 Phone: (510) 736-4000

Area: 13.2 acres
Proposed Use: 75 single family units
Zoning: RD-8
Location: Northwesternly of Stanford Ranch Road, North of Stanford Ranch
Area A-1, Lot K-2. APN BK. 369, PG. 10
File #: SD-87-01

Status: The final map for this project was approved October 10, 1989 and recorded in November. Approximately 46 vacant lots remain. A revised specific plan use permit has been submitted for the remaining vacant lots, and is scheduled before the Planning Commission October 1, 1996.

15. LOT B: "STANFORD BLUFFS UNIT #2"

Developer: Ron McKim Construction
P. O. box 548
Rocklin, CA 95677 Phone: 624-9202

Area: 11.62 acres
Zoning: PD Residential
Proposed Use: 41 single family lots
Location: Stanford Ranch Area A-1, Lot B. The parcel is 500 feet north of Sunset Blvd., on the east side of Stanford Ranch Road.
APN BK. 370, PG. 10
File #: SD-87-05
Status: The Final Map was recorded February 1988. Building permits have been issued, and the project is completed.

16. LOT E "CORTE BELLA"

Applicant: Kaufman Land Co.
641 Fulton Ave., Suite 120
Sacramento, CA 95825: Phone: 978-9776

Engineer: Spannagel and Associates
3845 Atherton Road, #7
Rocklin, CA 95677

Location: Lot E, Area A-1 Stanford Ranch; west of Stanford Ranch Road; north of La Petite Academy. APN 016-450-03
File #: PDG-95-02, SD-95-02, SPU-95-08
Zoning: Planned Development, 14 dwelling units/acre.

Proposed Use: The applicant has requested a General Development Plan Amendment, a tentative subdivision map and specific plan use permit to develop 103 single family detached units with an overall density of 8.8 dwelling units per acre.

Status: An application was received September 7, 1995, and was approved by City Council January 23, 1996. It will expire January 23, 1999.

STANFORD RANCH PHASE II

Owner: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677: Phone: 624-0613

Applicant: Spannagel and Associates
3845 Atherton Road, #7
Rocklin, CA 95765 Phone: 624-1618

File #: Large Lots, SD-87-22, SD-89-02
Individual Lots, SD-87-18

Proposed Uses: Consisting of 2,612 dwelling units, a park and school site, and some commercial properties on approximately 507 acres.

Status: The large lot subdivision was approved by the City Council March 8, 1988. Modification was approved by City Council July 12, 1988. A second modification application was approved by City Council May 23, 1989. An EIR was prepared for a further modification of the General Plan and General Development Plan for a portion of Phase II and Phase IV of Stanford Ranch. This was approved and certified June 13, 1995. The individual lot subdivisions are as follows:

17. PHASE 2, LOT 2: STANFORD RANCH: "STANFORD COURT":

Developer: Richmond American Homes of CA
11040 White Rock Road #500
Rancho Cordova, CA 95670 Phone: 635-5777

Area: 25.4 acres

Zoning: Planned Development - Residential 6 dwelling units/acre

Proposed Use: 143 single family lots

Location: Adjacent to the western right-of-way of Pebble Creek Dr. at the intersection of Pebble Creek Dr. & Cobblestone Dr. in Rocklin. APN BK. 369, Pgs. 7, 8, & 9

File #: SD-88-04, SPU-89-02, SPU-89-09, SPU-94-12

Status: A Tentative Subdivision Map was recorded. A Specific Plan Use Permit was approved March 21, 1989. There are approximately 30 remaining vacant lots. A modification of the specific plan use permit or the undeveloped lots was approved by the Planning Commission May, 1995.

18. STANFORD HEIGHTS APARTMENTS: PHASE 2, LOT 3

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Zoning: Planned Development Residential
Residential Density - 6 dwelling: units per acre
Proposal 174 apartment units on an 11 acre
Location: Easterly of Sunset Blvd., west of Parkside at Stanford Ranch
APN 17-350-03
File #: SPU-89-04
Status: A Specific Plan Use Permit was approved for this project April 4, 1989.
The application was withdrawn in December, 1989.

19. PHASE 2 LOT 11: "MONTAGE"

Developer: Pacific Scene
9940 Business Park Dr. #165
Sacramento, CA 95827 Phone: 424-3234
Zoning: PD-Residential
Area: 24.9 acres
Proposed Use: 105 single family lots
Location: Northeast of the intersection of Park Drive and Farrier Road,
Rocklin. APN 366-050 and 060
File #: SPU-89-19
Status: The final map is recorded, the Specific Plan Use Permit
approved. There are no remaining vacant lots and 8 houses are
under construction. The rest of the subdivision is completed and
occupied.

20. PHASE 2: LOT 12. "STONECREEK"

Developer: McKim Homes
P.O. Box 548
Rocklin, CA 95677 Phone: 624-9202
Zoning: Planned Development - 6 dwelling units per acre.
Area: 23 acres
Proposed Use: 107 lot subdivision
Location: Northwest corner of Park Drive and Farrier Road in Rocklin.
APN 366 Pgs. 3 & 4
File #: SPU-90-06
Status: The final map is recorded. A Specific Plan Use Permit was
approved March 6, 1990. The Final Map has been recorded and
the construction is nearly completed with 2 remaining vacant lots
and 2 houses under construction.

20A. PHASE 2: LOT 14:

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613
Applicant: Spannagel and Associates
3845 Atherton Road, #7
Rocklin, CA 95765 Phone: 624-1618
Area: 43.47 acres
Location: North of Sunset Boulevard, approximately 700 feet northeast of
Park Drive: APN 017-350-006.
File #: DL-95-06

Proposal: An application to divide the 43.47 acre parcel into three parcels consisting of 20.38 acres (6.5 acres buildable); 10.23 acres (4.09 acres buildable) and 12.86 acres (8.28 acres buildable).
Status: The tentative parcel map was approved February 6, 1996, and will expire on February 6, 1999.

21. PHASE 2 LOT 16: "WINDSONG"

Owner: Hofmann Co. Hofmann Co.
1380 Galaxy Way 4219 So. Market Court.
Concord, CA 94522 Sacramento, CA 95838
Phone: 920-3666

Area: 22.35 acres
Zoning: Planned Development: RD-6
Location: North of Pleasant Grove, West of Farrier Road. APN-366, Pgs. 1 & 2
File #: SPU-89-14
Proposed Use: 90 single family homes on 22.35 acres.
Status: An application for a Specific Plan Use Permit was made August 18 and was approved by the Planning Commission, October 3, 1989. The project is built out.

22. PHASE 2 LOT 17: "STANFORD MEADOWS"

Owner: John Mourier Construction
1830 Vernon St.
Roseville, CA 95678 Phone: 786-3040

Location: South of Farrier Rd. and westerly of "Windsong". APN-366, PG. 12
File #: SPU-90-13, SPU-94-15
Area: 26.6 acres
Zoning: Planned Development: Residential: 6 dwelling units/acre
Proposed Use: Single family subdivision consisting of 119 lots.

Status: The Map is recorded and 107 of the homes are completed. A modification of the specific plan use permit was approved on February 7, 1995, adding a 7th model to the six previously approved models.

23. PHASE 2: LOTS 18 & 19, "IMAGES"

Owner: SMC Development
9750 Business Park Drive, #110
Sacramento, CA 95827 Phone: 364-5782

Developer: Ahmanson Development
9750 Business Park Drive, #110
Sacramento, CA 95827: Phone: 364-5782

Location: Between Stanford Ranch Rd. and Farrier Road, westerly of Darby Road (Lot 18) and easterly of Darby Rd. (Lot 19). APN-366, Pgs. 7, 8, 9 & 10
File #: SD-89-03, SPU-90-07, SPU-94-08
Zoning: PD-RD 6 dwelling units/acre
Area: 26.8 Acres

Proposed Use: 143 single family lots
Status: The project is under construction, with 69 homes complete and 61 remaining vacant lots. A revised specific plan use permit was approved August 2, 1994.

24. PHASE 2: LOT 20: "STANFORD MEADOWS" UNIT #II

Owner: John Mourier Construction
1830 Vernon St.
Roseville, CA 95678 Phone: 786-3040

Location: North of Farrier Drive, at the intersection of Farrier Drive and Devon Drive, Rocklin. APN 366-130

File #: SD-90-04, SPU-90-28, SPU-93-09

Zoning: PD-Residential, 6 dwelling units per acre.

Area: 7.22 acres

Proposal: A 31 single family lot subdivision.

Status: The project is under construction, with building permits issued on all of the lots.

25. STANFORD RANCH APARTMENTS

Owner: Stanford Ranch
Applicant: Metron Enterprises
965 University, Ste. 100
Sacramento, CA 95825 Phone: 920-3277

Area: 11.1 acres

Zoning: PD-Residential: 20 du/acre

Proposed Use: 220 unit apartment complex

Location: Southeast corner of Sunset Blvd. and Little Rock Road, Rocklin.
APN 017-350-01

File #: SPU-90-03

Status: The application was received January 16, 1990 and was approved by the Planning Commission March 6, 1990.
It expired March 6, 1992.

STANFORD RANCH: PHASE 3

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677: Phone: 624-0613

Engineer: Spannagel & Associates
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618

Zoning: Planned Development

Location: North of Stanford Ranch Road, east of Pleasant Grove Creek, south of the Rocklin City Limits and west of Landmark Development property.

File #: SD-89-08, SD-89-09

Area: 396986.32 acres
 205 acres single family units(970 units)
 21.1 Park Site
 10 acres school site
 104 acres Multi-family - 915 units

Proposal: An application to divide the property into 19 large lots and abandon the portion of Whitney Blvd. going through Phase 3.

Phase 3 Consists of 1,714 dwelling units, wetlands, park and school sites, and some commercial properties on approximately 485 acres.

Status: The application for large lots and individual lots was approved by City Council October 10, 1989. The final map for the large lots and individual lots have recorded separately.

26. STANFORD RANCH PHASE 3, LOT 30

Owner/Applicant: Rocklin Unified School District
 5035 Meyers St.
 Rocklin, CA 95677 Phone: 624-2428

Area: 45.3 acres

Zoning: The property is designated as a high school site with an underlying residential zoning.

Location: East of Stanford Ranch Road, approximately 1,200 feet east of the intersection of Stanford Ranch Road and Park Drive.
 APN 017-190-38

File #: SPU-91-07

Proposed Use: Rocklin High School

Status: The high school opened fall, 1993 and is in the process of expanding to a four year high school. The first graduating class will be spring, 1997.

27. PHASE 3: LOT 32: "The Springs"

Owner: Lewis Homes
 9216 Kiefer Blvd.
 Sacramento, CA 95826: Phone: 362-9275
 (Mailing; PO Box 276125, Sacramento., 95125)

Location: North of Stanford Ranch Road at the intersection of Stanford Ranch Road and Darby Road, Rocklin. APN 367-080, 090, 140, 150.

File #: SPU-90-19

Area: 35.7 acres

Zoning: Planned Development Residential, 6 dwelling units per acre.
 139 lot single family subdivision

Status: The Final Map has recorded. No homes have been constructed. The applicant has met with Staff to consider a modification of the use permit previously approved.

27A. The Springs: Lewis Homes

Owner: Lewis Homes: John Barnhart
9216 Kiefer Blvd.
Sacramento, CA 95826: Phone: 362-9275
(Mailing; PO Box 276125, Sacramento., 95125)

Engineer: Smith-Amsberry

Location: North of Stanford Ranch Road at the intersection of Stanford Ranch Road and Darby Road, Rocklin. APN 367-080-010 thru 025, 090-01-28, 140-01-09, 32-49

Area: 17.8 acres

Lots: Unit 1, Lots 10-53, Unit 2: Lots 1-9, 69 thru 86.

Zoning: PD-6

File #: S{U-96-11

Proposal: 71 lot subdivision: Four models ranging from 2,000 to 4,016 sf.

Status: Application received for a specific plan use permit 9/30/96, and the item is scheduled for November 5, 1996.

27B. Legacy: Forecast Homes

Owner: The Forecast Group: Richard Balestreri
1796 Tribute Road, #100
Sacramento, CA 95815 Phone: (916) 920-0200

Location: North of Stanford Ranch Road at the intersection of Stanford Ranch Road and Darby Road, Rocklin. APN 367-080-01, 02-09; 367-140-10, 11-31, 367-150-01, 02-37

Area: 17 acres

Zoning: PD-6

File #: SPU-96-10

Proposal: 68 single family homes, ranging from 1,300 sf to 2,108 s.f.

Status: The application for a specific plan use permit was received September 20, 1996 and is scheduled for hearing November 5, 1996

28. STANFORD RANCH PHASE 3: LOT 35

Developer: Crystal Oak Development
151 North Sunrise Blvd., #1106
Roseville, CA 95661 Phone: 773-4098

Area: 13.3 acres

Zoning: PD-8

Location: West of Breen Drive, approximately 1,000 ft. north of the intersection of Breen Drive and Stanford Ranch Road.
APN 367-170-017

File #: SD-91-03

Proposed Use: 98 detached single family homes.

Status: The subdivision map was approved by City Council May 28, 1991 and the map has recorded. The build out is nearing completion.

29. STANFORD RANCH PHASE 3: LOT 38

Owner: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Location: West of Park Drive, south of Shelton St.: APN-017-360-08
 Area: 10.9 acres
 Zoning: RD-8 dwelling units per acre
 Status: Rezoning from RD-20 to RD-8 approved by City Council October, 1990. No other applications have been received.

30. PHASE 3: LOT 40: "LAS PALMAS"

Owner: John Mourier Construction
 1830 Vernon Street, Suite 8
 Roseville, CA 95678: Phone: 782-8879
 Original Owner Pacwest General Partner,
 1390 Willow Pass Road, Concord, CA 94520
 Area: 22.44 Acres
 Location: Stanford Ranch Phase 3, north of Breen Road, south of Stanford Ranch Lots L & J. APN-367 PG. 3
 File #: SPU-90-14:
 Proposed Use: 114 single family lot subdivision
 Status: The Final Map recorded June 18, 1990. The Specific Plan Use Permit was approved June 5, 1990. The project is under construction, with 59 homes completed. A modification of the use permit was approved October 3, 1995, adding five additional models to the original models approved by Pacwest Development, and permitting a model home complex.

31. PHASE 3: LOT 41 A: "MIRADA"

Owner: Community Pacific Ranch: Stanford Ranch, Inc.
 Pacific Scene
 4720 Northgate Blvd.
 Sacramento, CA 95834 Phone: 424-3234
 Location: The subject property is located east of Wyckford Blvd., north of Shelton St., in Stanford Ranch. APN-367-010 and 012.
 File #: SPU-90-29
 Area: 10.7 acres
 Zoning: PD-Residential, 6 dwelling units per acre.
 Proposal: 57 lot subdivision
 Status: The project is nearly completed, with 55 units constructed and 2 under construction.

32. Phase 3 Lot 41 - B: "RENAISSANCE HOMES"

Owner: K & S Development
 151 North Sunrise, #1106
 Roseville, CA 95661 Phone: 773-4083
 Area: 20.7 acres
 Location: West of Wyckford east of Shelton, North of Swindon and south of Mirada. APN 367-01 and 02.
 Proposed Use: 106 Single Family Homes
 File #: SPU-90-25
 Status: The projected is nearly completed, with 104 units built, and 2 under construction.

33. Phase 3: Lot 42: "CASA DEL ROBLES"

Owner: Renaissance Homes
151 North Sunrise, #1106
Roseville, CA 95661 Phone: 773-4083

Engineer: Spannagel and Associates
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618

Area: 19.2 acres
Location: Stanford Ranch Phase III at the Northwest corner of the intersection of Park Drive and Wyckford Blvd. APN-367-210-1-5; 367-220-01

File #: SD-91-05, SPU-93-11; SPU-95-02
Zoning: Planned Development PD-8
Proposal: Development of 119 single family lots of 4,500 sq. ft. minimum lot size.

Status: The subdivision has recorded. 66 units are completed or under construction, and there are 50 remaining vacant lots. An application to add a single story model was denied by the Planning Commission and appealed to the City Council. The City Council granted the appeal on April 9, 1996, allowing 26.73% of the houses to be plans 101 (1340 s.f.) or 101E (1379 s.f.), and a maximum of 20% to be Plan 101.

34. Phase 3: Lot 45: "NEW BEGINNINGS"

Owner / Developer: Forecast Homes of Northern California
2020 Hurley Way, Ste. 395
Sacramento, CA 95825 Phone: 920-0200

Location: East of Wyckford Drive, south of Charter Road, approximately 1,500 feet north of the intersection of Wyckford Drive and Park Drive, Rocklin. APN-017-360-16 and 17.

File #: SD-89-09, SD-91-07, SPU-92-12, SPU-93-13
Zoning: PD-6
Area: 32.1 acres
Proposed Use: 146 lot subdivision

Status: The subdivision has recorded, including 11 lots of parcel 50 which have been incorporated into this subdivision, making the total number of lots 157. The project is 2/3 constructed.

35. Phase 3: Lots 46 & 47: "THE ESTATES"

Developer: Winncrest Homes: Mike Winn
9985 Folsom Blvd.
Sacramento, CA 95827 Phone: 366-3224

Area: 51.13 acres
Zoning: PD-6 dwelling units/acre
Proposal: 171 single family lot subdivision

Location: North side of Park Drive, east of the intermediate school site, west of Stanford Oaks. APN-367-040, 050, 060, and 070.
 File #: SD-90-01, SPU-90-35, SPU-94-05
 Status: The subdivision was approved by City Council April 24, 1990. The map has been recorded. A Specific Plan Use Permit was approved January, 1991, for Pama Homes. A modification was approved August 2, 1994 for Benchmark Homes. A third modification was approved March 19, 1996 for Winncrest Homes.

36. STANFORD RANCH PHASE 3, LOT 48: "SAN MARIN" (Tiara Woods)

Owner/Applicant: TriMark Development
 6320 Canoga Ave., 13th Floor
 Woodland Hills, CA 91367 Phone: (818) 592-2628
 Engineer: Nolte and Associates
 1750 Creased Oaks Drive, #200
 Sacramento, CA 95833 Phone: 784-3313
 Location: South of Park Drive, opposite Wyckford Blvd.
 APN-367-100, 110, 120, and 130.
 File #: SPU-90-30, SPU-94-07
 Area: 33.3 acres
 Zoning: PD-6 dwelling units per acre
 Proposed Use: 164 single family lots
 Status: The final map recorded December, 1990. A revised specific plan use permit for additional models was approved on August 2, 1994.

37. STANFORD RANCH LOT 49A

Owner/Applicant: Stanford Ranch, Inc.
 3715 Atherton Rd.
 Rocklin, CA 95765 Phone: 624-1613
 Engineer: Terrance Lowell & Associates
 4230 Rocklin Rd., Ste. 1A
 Rocklin, CA 95677 Phone: 624-0685
 Area: 10.42 acres
 Location: East of Park Drive, west of the high school site: APN-017-360-22.
 File #: No applications received
 Zoning: 3.32 acres: Wetlands
 7.1 acres; PD-20 (20 dwelling units per acre)
 Proposal: 7.1 acres mullet-family; 32 acres wetlands
 Status: No applications have been submitted.

38. STANFORD RANCH LOT 49B

Richmond American Homes of California
 11040 White Rock Rd., #500
 Rancho Cordova, CA 95670 Phone: 635-5777

Engineer: Terrance Lowell & Associates
 4230 Rocklin Rd., #1A
 Rocklin, CA 95677 Phone: 624-0685

Location: East of Park Drive, west of the high school: APN-17-360-22.
 Area: 3.55 acres (to be combined with 25 acres in Parcel 105)
 File #: SD-91-01, SPU-92-13
 Zoning: PD-6 (6 dwelling units per acre)
 Proposal: 27 single family lots to be combined with 112 single family lots in Stanford Ranch Parcel 105.
 Status: A specific plan use permit application combining this subdivision with a portion of Lot 105 was approved in January 1993. There are only 2 remaining vacant lots in Lot 49B.

39. STANFORD RANCH LOT 50: "Brookside"

Owner/Applicant: Ron McKim Construction
 P. O. Box 548
 Rocklin, CA 95677 Phone: 624-9202

Engineer: Spannagel and Associates
 3845 Atherton Rd., Ste. 7
 Rocklin, CA 95765 Phone: 624-1618

Area: 12.4 acres
 Zoning: PD-Residential, 6 dwelling units per acre
 Location: Northeast of Wyckford Blvd. at the intersection of Wyckford Blvd. and Charter Rd. A portion of Lot J of Stanford Ranch. APN-017-180-59, 017-360-16 and 17.
 File #: SD-90-11, SPU-92-12, SD-93-02, SPU-93-13
 Proposed Use: 59 single family residences
 Status: Lot 50, Units 1 and 3 have recorded. (July 1992 and July 1993). Lot 50, Unit #2 (11 lots) has not recorded and has been automatically extended to May 23, 1998.

STANFORD RANCH PHASE IV

Owner: Stanford Ranch
 P. O. Box 1200
 Rocklin, CA 95677 Phone: 624-0613

Engineer: Spannagel and Associates
 3845 Atherton Rd., #7
 Rocklin, CA 95765 Phone: 624-1618

EIR Consultant: Furor, Bob Langwell, Project Manager
 1050 Melody Lane, Ste. 160
 Roseville, CA 95678 Phone: 635-3804

Area: 568 acres
 Location: East of Sunset Blvd., north of West Oaks Blvd. in Rocklin. APN-017-080-76, 81; 017-270-06, 09, 10, 11
 File #: GPA-93-04, PDG-93-03, SD-93-06, SD-93-07
 Proposal: The developer has requested a General Plan Amendment which requires an Environmental Impact Report and a tentative subdivision map creating 23 large lots.

Status: The Final EIR and entitlements were approved by the City Council, June 13, 1995. The land uses of Phase IV, as revised, are as follows:

Wetlands:	38.78 acres
Park Sites	18.33 acres
Light Ind/BP/Commer.	178 acres
MDR	173.4 acres

40. Stanford Ranch Phase 4, Lots 51, 62, 63, 64, 65, 66, 68, 73

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Engineer: Spannagel and Associates
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618

Location: Stanford Ranch Phase 4: APN book 17
File # SD-93-07, SD-96-06

Zoning & Proposed Uses:

Lot #	Zoning	Acres	Units
Lot 51	PD-6	28.63	117
Lot 62	PD-6	31.45	150
Lot 63	PD-6	12.79	77
Lot 64	PD-6	18.62	92
Lot 65	PD-4	25.52	86
Lot 66	PD-4	19.53	71
Lot 68	PD-4	22.03	86
Lot 73	PD-6	14.83	62
Total		173.41	907

Status: The tentative subdivision maps for these subdivisions were approved on June 13, 1995 by the City Council, and will expire June 13, 1998. Applications for Specific Plan Use Permits for these parcels have not yet been submitted.

STANFORD FOOTHILLS: (Formerly Stanford Ranch Lots L & J)

Owner: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Engineer: Terrance Lowell and Associates Inc.
4230 Rocklin Road, #A
Rocklin, CA 95677 Phone: 624-0685

Applicant: David Wade and Associates
2140 Professional Dr., #140
Roseville, CA 95661 Phone: 783-8980

Area: 208.6 acres

Location: South of the Rocklin City limits North of Stanford Ranch Phase 3 and west of Stanford Oaks

File #: EIR-88-05, GPA-90-02, PZ-90-02, AN-90-01
 Zoning: 58 acres - R1-7.5
 145.6 acres - PD- 6 dwelling units per acre 5 acres - OA

Proposed Use: 386 single family dwelling units and 20 acres proposed golf course (to be combined with Stanford Oaks).

Status: The EIR, rezoning and General Development Plan were approved by City Council May 8, 1990. The Annexation was approved by LAFCO, June 24, 1990. The annexation was recorded August 16, 1990.
 The project area was divided into large lots on Aug. 21, 1990, and into 327 individual lots at the same time. The large lot subdivision has recorded. Several individual lot subdivisions have also recorded.

41. STANFORD RANCH, LOT 100 A & B: Brookside

Owner/Applicant: Ron McKim Construction
 P. O. Box 548
 Rocklin, CA 95677 Phone: 624-9202

John Mourier Construction
 1830 Vernon St.
 Roseville, CA 95678 786-3040

Engineer: Spannagel and Associates
 3845 Atherton Rd., Ste. 7
 Rocklin, CA 95765 Phone: 624-1618

Area: 42.1 acres gross, 16.27 acres net
 Location: East of Wyckford Blvd., south of Mountaingate Drive, east of St. Andrews: APN-367-Pgs 29-30
 Zoning: PD-6
 File #: SD-90-08, SPU-95-09
 Proposed Use: 77 single family residences and a remainder

Status: Tentative map approved 9/25/91: Unit #1 recorded 12/14/93, and Unit #2 recorded December, 1994. A specific plan use permit for Unit #2 was approved October 17, 1995..

42. STANFORD RANCH, Lot 101

Owner: Stanford Ranch I, LLC
 P. O. Box 1200
 Rocklin, CA 95677 Phone: 624-0613

Engineer: Smith Amsberry Associates, Inc.
 3845 Atherton Road, Ste. 2
 Rocklin, CA 95765 (916) 632-9488

Area: 9.01 Acres
 Location: West of Heather Way and north of Manchester Dr. APN-017-180-063
 File #: SD-90-07: GPA-96-05, PDG-96-02, Z-96-02, SD-96-05, TRE-96-14

Proposed Use: A change in the General Plan and General Development Plan from a school site to Medium Density Residential, 6 dwelling units per acre, to develop a 38 lot subdivision.

Status: An application was submitted July 11, 1996. The item was recommended for approval by the Planning Commission October 1, 1996, and is scheduled for City Council on November 12, 1996.

43. STANFORD RANCH, Lot 102

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Engineer: Nolte & Associates
1750 Creekside Oaks Dr., #200
Sacramento, CA 95833 Phone: 641-1500

Area: 5.81 acres

Location: West of Heather Way, North of the school site.

Proposed Use: Park site

Status: No improvements have been made.

44. STANFORD FOOTHILLS, LOT 103: "MANSION OAKS"

Owner/Applicant: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Engineer: Spannagel & Associates
3845 Atherton Rd., #7
Rocklin, CA 95765 Phone: 624-1618

Area: 26.72 acres

Location: The subject property is north of Heather Lane west of Stanford Oaks.

APN-17-180-59

File #: SD-90-15, SPU-90-38

Zoning: PD-3 dwelling units per acre

Proposal: 77 single family lots

Status: The specific plan use permit has been approved, and the map has recorded. Building permits have been issued and some homes are completed and occupied. A portion of Lot 103 was the "Street of Dreams" in 1994.

45. STANFORD RANCH, Lot 104: Hunters Creek

Owner/Applicant: Beazer Homes of California (Kraig Knudsen)
2260 Douglas Boulevard
Roseville, CA 95661 Phone: 773-3888

Engineer: Spannagel & Associates
3845 Atherton Rd.
Rocklin, CA 95765 Phone: 624-1618

Area: 17.7 acres
 Location: South of Stephanie Dr., east of Stanford Ranch Lot 32. APN-367-310-001-087.
 File #: SD-91-01, SPU-95-06
 Zoning: PD-7
 Proposed Use: 87 single family lots
 Status: Part of Stanford Foothills individual lot subdivision. Recorded May 19, 1995. Specific Plan Use Permit was approved by the Planning Commission September 5, 1995.

46. STANFORD FOOTHILLS: LOT 105A

Developer: Richmond American Homes of California
 11040 White Rock Rd., #500
 Rancho Cordova, CA 95670 Phone: 635-5777

 Location: John Mourier Construction
 1830 Vernon St.
 Roseville, CA 95678 Phone: 786-3040
 East of Park Drive, west of the high school APN-17-360-22
 Area: 25 acres (to be combined with 3.55 acres in Lot 49B)
 File #: SD-91-01, SPU-92-13
 Proposal: 79 single family lots to be combined with 27 lots on Stanford Ranch lot 49B for a total of 106 single family lots.

 Status: Final map recorded. Specific plan use permit approved January 19, 1993. Building permits have been issued.

47. STANFORD RANCH, Lots 105B, 106, 107: Hunter's Creek

Owner: Beazer Homes of California (Kraig Knudsen)
 2260 Douglas Boulevard
 Roseville, CA 95661 Phone: 773-3888

 Engineer: Spannagel and Associates
 3845 Atherton Rd., #7
 Rocklin, CA 95765 Phone: 624-1618

 Location: West of Wyckford, south of the Rocklin city limits, northeast of Lot 105: APN-367-280: (106); APN-367-250 (107); APN 367-250, 260 (105B)
 File #: SPU-94-04
 Area: 5.1 acres
 Zoning: PD-7
 Proposed Use: 67 single family lots

 Status: Final map recorded. The specific plan use permit was approved in June, 1994. Approximately 27 homes have been completed and 42 are under construction.

50. WHITNEY OAKS (Formerly Stanford Oaks)

Owner: Cal-Stanford Oaks L.L.C.
9404 Genesee Ave., #230,
La Jolla, CA 92037 Phone: (916-455-7503

Live Oak Enterprises, Inc.: Peter Bridges
110 Blue Ravine Road, Ste 162
Folsom, CA 95630 Phone: 353-1700

Engineer: Vail Engineering: Michael Peloquin
2033 Howe Ave., #220,
Sacramento, CA 95825: P Phone: (916) 929-3323

Area: 1,067 acres

Proposed Uses: 175 acres: Golf Course
312 acres: Park site (Nature Trail incl. 53 ac. right of way)
1.9 acres: C-1 (Commercial)
1.0 acres: BP (Business Professional)
531.4 acres: Residential (2,385 dwelling units)

Phase 1			Phase 2		
Zone	Acres	Units	Zone	Acres	Units
RD-1.5	2.1	1	RD-2	48.4	96
RD-2	27.5	55	RD-2.5	20.4	48
RD-2.5	16.9	42	RD-3.0	18.5	44
RD-3.5	47.8	167	RD-3.5	14.1	40
RD-4.0	105.4	421	RD-4.0	17.3	60
			RD-4.0 Mixed	77.3	309
			RD-5	45.6	210
Table	199.7	686	Total	241.6	807

Location: Northeastern portion of Stanford Ranch
APN-030-01, 02, 05, 06

File #: EIR-89-01, GPA-88-05, PDG-88-05, DL-90-003, SPU-90-08,
SD-95-03, SD-95-04

Status: The Final EIR, General Plan, General Development Plan and Specific Plan Use Permit for the golf course and club house were approved by City Council March 27, 1990. The Mitigation Monitoring Plan was adopted June 26, 1990 by City Council. An extension has been requested for the specific plan use permit for the golf course.

Phase I of Whitney Oaks, including a large lot subdivision consisting of 24 large lots and 688 individual lots was recommended by the Planning Commission, and was approved by City Council April 30, 1996. This will expire on April 30, 1999.

An application for a large lot subdivision map, an individual subdivision map, and a modification of the specific plan use permit (as shown in the chart above) for Phase II of Whitney Oaks was received in April, 1996. It is tentatively scheduled for City Council later in the fall, 1996.

51. SUNSET WEST**Applicant:**

Omni Means, Inc.
3001 Douglas Blvd., #300
Roseville, CA 95661 Phone: (916) 782-8688

Owners:

1. Sacramento Sunset Ltd.. 139 acres
c/o Terra Quest Financial, Inc.
1735 Arden Way, Ste. 100
Sacramento, CA Phone: 929-2299
2. RCC Partnership 264 acres
P. O. Box 1069
Woodland, CA 95697
3. Diversified Investors 370 acres
807 Buena Vista
San Clemente, CA 92672: Jon Bell
4. Rocklin Partners 60 acres
201 Hofmann Ave.
Monterey, CA 93940
5. Dorner Trust/Pacific Dimensions 76 acres
Torrence, CA

EIR Consultant:

R.C. Fuller Associates
5908 Fair Oaks Blvd.
Carmichael, CA 95608 Phone: 485-6363

Area:

907 Acres

Location:

South and west of Sunset, east of Highway 65, North of the Roseville City Limits and south of the Rocklin City limits where they adjoin the Atherton Tech Center: .APN-017-120, 43, 44, 45, 49, 78, 79, 80, 88, 81, 86, 60, 87

File #:

EIR-92-05, GPA-92-02, Z-92-04, PDG-92-02, SD-92-04
SD-96-06

Zoning:

The subject property has not been rezoned. The proposed mitigated General Development Plan and zoning are as follows:

MDR	PD-4	85.7 Acres	381 Units
	PD-5:	193.0 Acres:	963 Units
	PD-6:	110.5 Acres:	661 Units
	PD-7:	39 Acres:	273 Units
HDR	PD-15	22 Acres	322 Units
	PD-18	27 Acres	481 Units
PD-Commercial:		66.9 Acres	
PD-BP/Comm/LI:		65.5 Acres	
Schools:		38.7 Acres	
Parks:		50.7 Acres	
Fire Station:		1 Acre	
Open Space:		149 Acres	
Rights of way:		52 Acres	
TOTAL:		901 Acres	3,081 Units

Status: The annexation recorded September 10, 1991. A FEIR and entitlements were approved by City Council on November 14, 1995, with findings that were returned to the City Council on December 12, 1995.

The use permit for the RC Collet aggregate extraction operation was extended to December 31, 1995, with sales of stockpiled materials to continue to December 31, 1996. An application to extend the operation of the asphalt plant to December 31, 1996 was approved by the Planning Commission on March 5, 1996.

Individual lot applications for Parcels 46, 52 and 53 were received July 31, 1996. The application is incomplete, pending resolution of off site improvements needed for the development of these parcels.

52. STANFORD RANCH NORTH (formerly Wilson Annexation)

Owner: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677 Phone 624-0613

Area: 178.5 acres
Location: Approximately 500 ft. east of Highway 65 north of the existing Herman Miller property, west of Stanford Ranch Phase III, south of Whitney Blvd. (at Highway 65) and Sioux Street. APN-017-080-71, 79, 80

File #: AN-90-02, GPA-90-03, Z-90-03
Status: A resolution of intent to annex was approved by City Council January 14, 1992. The applicant withdrew the request for annexation and the General Plan amendment.

FIVE STAR DEVELOPMENT - Northwest Rocklin

Owner / Developer: Dominion Enterprises
4240 Rocklin Road #6
Rocklin, CA 95677 Phone: 624-4504

Engineer: Land Development Services, Inc.
4240 Rocklin Road, Ste. 10
Rocklin, CA 95677 Phone: 624-1629

Area: 207 acres
Proposed Uses: Residential, Commercial, Light Industrial, Public-Quasi-Public
Location: South of Sunset Boulevard, east of Rocklin's western City limits, north of the Highway 65 Bypass.

File #: GPA-87-03, Z-87-06, 07
Status: The property was annexed to the City in January 1987.

53. FIVE STAR UNIT #1: "SUNLAND"

Owner: Sunland Communities
3353 Bradshaw #228
Sacramento, CA 95827 Phone: 362-5667

Location: East of Fairway Drive, South of Marlee Way, North of Cassia Grande, APN-371, PP. 01 and 02

File #: SD-87-10
Area: 25.84 acres
Zoning: R1-6
Use: 120 single family lots
Status: The final map has recorded and 102 units have been completed, with 18 remaining to be finished.

54. FIVE STAR UNITS 2 AND 3

Owner/Developer: Royal Construction
925 University Ave.
Sacramento, CA 95825 Phone: 925-3184

Area: Unit 2 - 16.72 acres; Unit 3 - 11.9 acres

Zoning: R1-6

Location: West of Fairway Drive, south of Marlee Way: APN-371-03, 04, 05

File #: SD-87-11, SD-87-12

Use: Unit 2 - 83 single family lots
Unit 3 - 49 single family lots

Status: The final map recorded September, 1989. There are 4 remaining vacant lots.

55. FIVE STAR UNIT #4

Developer: John Mourier Construction
1830 Vernon St.
Roseville, CA 95678 Phone: 786-3040

Area: School site - 8 acres
Park site - 7.6 acres
Single family development - 24 acres

Location: South of Casa Grande, east of Fairway Drive, North of Lincoln Avenue.
APN-370-06, 07, 08.

File #: SD-87-13

Zoning: R1-6

Use: 108 single family lots: school site and park site.

Status: The final map recorded in November, 1989. 83 units have been completed, with building permits issued for the remaining lots.

56. FIVE STAR UNITS 5 AND 6

Developer: Coldwell Construction
723 Sunrise Ave. #245-1
Roseville, CA 95661: Phone: 782-4707

File #: SD-88-01, SD-88-02

Area: 3.7 acres

Zoning: R1-6

Location: North of Portola Circle (5 lots) and west of Lincoln on either side of South Whitney Blvd. (15 lots) APN-016-560-1-15; 016-170-62-71

Use: 20 single family lots

Status: The project is under construction. 19 of the 20 lots have been developed.

57. SUNSET PACIFIC (CLUB PACIFIC) CONDOMINIUMS, Unit #1

Owner/Developer: Pacific Homes (Pacific Properties/Steven Miller, Steven Ford)
2550 Sunset Blvd.
Rocklin, CA 95650 Phone: 632-7160

Architect: Michael W. Milburn
1641 East Osborn Road, #4
Phoenix, AR 85016

Location: Southwest of Sunset Blvd. and northeast of Marlee Way. APN-016-020-46

File #: SD-90-12, SPU-90-32

Area: 11.45 acres
Zoning: Planned Development: 20 dwelling units per acre
Proposed Use: 204 condominium units
Status: Building permits have been issued and the project is nearing completion.

58. SUNSET PACIFIC CONDOMINIUMS, Unit #2

Owner/Developer: Dominion Enterprises
4240 Rocklin Rd 624-4504
Rocklin, CA 95677
Architect: Michael W. Milburn
1641 East Osborn Road, #4
Phoenix, AR 85016
Location: South of Club Pacific #1, north of Marlee Way, west of Fairway
Drive. 371-090-001
File: SD-93-03, SPU-90-32
Area: 8.46 acres
Proposed Use: 168 condominium units
Status: Approved by City Council Sept. 28, 1993. An extension was granted to 9/28/96, and an automatic legislative extension sets an expiration date of 9/28/97.

59. HILLDALE TOWNHOMES

Owner: Douglas Hanzlick
4240 Rocklin Road, #6
Rocklin, CA 95677 Phone: 624-4504
Engineer: W. E. Mitchell, Land Development Services, Inc.
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629
Location: South of Sunset Blvd., Northeast of Marlee Way. APN-016-020-045
File #: SPU-92-05, SD-92-02
Area: 3.22 acres
Zoning: Planned Development Residential: 15 dwelling units per acre
Proposed Use: 31 unit townhome complex.
Status: The townhome subdivision map and use permit were approved by the City Council July 14, 1992 and expires July 14, 1997.

SUNSET EAST

60. SUNSET EAST UNIT #1: Landmark Apartments

Area: 2.6 acres,
Use: 59 apartment units;
Zone: PD-R: 22 du/acre.
Location: 5780 Springview Drive APN-016-030-05
File #: SPU-76-01
Status: Apartments completed.

61. SUNSET EAST UNIT #2: Medium Density Residential

Area: 13.5 acres
Location: West of Springview, between Sunset East Unit No. 6 to the north and Unit No. 5 to the south. APN-016-380
Use: 54 single family dwelling units;
Zone: 4 du/acre.
File #: SD-77-04
Status: The project is built out.

62. SUNSET EAST UNIT #3:

Use: 80 two-half plex units
Location: East of Springview Dr: APN-016-370-61-91; 016-385-01-48; 106-401-1-16
File #: SD-76-01
Zone: Planned Development Residential: 6.6 du/acre.
Status: The final map is completed and the project is built out.

63. SUNSET EAST UNIT #4: VOA Shannon Bay Elderly Apartments

Owner Almeria II (California Habitat)
117 N. Acacia Ave.
Solano Beach, CA 92075

Applicant: Placer County VOA Elderly Housing, Inc.
Robert A. Ogren, Applicant
1005 Fourth Street, Ste. 230
Sacramento, CA 95814 Phone: 916446-9749

Zoning: PD - 20 dwelling units per acre
Area: 3.97 acres
Location: Shannon Bay Drive: APN-016-230-16
File #: SPU-94-16
Proposed Use: 79 unit apartment complex for elderly residents.
Status: An application was received December 12, 1994 and was approved by the City Council on May 23, 1995 and will expire May 23, 1997. A building permit application has been received.

64. SUNSET EAST UNIT #5: Country Oaks Estates

Proposal: 58 single family lots, includes Country Oaks Estates.
Location: West of Springview Dr., south of Sunset East #2. APN-016-370-
Area: 14.46 acres
Zoning: Planned Development Residential:-3.9 du/acre
File #: SD-77-01
Status: Final map recorded. One vacant lot remains.

65. SUNSET EAST UNIT #6:

Developer: Ron McKim Construction
Proposal: 65 Single family lots
Area: 16.3 acres:
Location: West of Springview Dr., south of Shannon Bay Drive. APN-016 - Pg. 40
File #: SD-78-04
Status: Built out.

66. SUNSET EAST UNIT #7: Park Village Apartments

Proposal: 44 apartments.
Area: 3.0 acres:
Zoning: PD-Residential: 14.52 du/acre.
Location: 5761 Shannon Bay Drive APN-016-030-17
File #: SPU-82-08, SPU-82-11
Status: Application was approved by the Planning Commission January 6, 1987.
Construction is completed and the units are leased.

67. SUNSET EAST UNIT #8: Shannon Bay Apartments

Proposal/Request: 52 apartment units
Area: 3.52 acres
Zoning: PD-14.52 dwelling units per acre
Location: 5761 Shannon Bay Drive: APN-016-030-017
File #: SPU-82-08, SPU-82-11
Status: Apartments are completed and leased.

68. SUNSET EAST UNIT #9: Springview Oaks

Owner/Developer: Barickman Development

Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Area: 5 acres
Location: No. of Sunset East #3, South of Sunset, east of Springview Dr.
APN-016-030-19
File #: SPU-86-15, SPU-86-16, SPU-88-04
Zoning: PD Commercial,
PD Residential High Density: 2.6 acres
Proposed Use: 52 apartment units
10,448 sq. ft. church (Warehouse Ministries)
1,584 sq. ft. coin-operated car wash
7,600 sq. ft. day care center
Status: The General Development Plan and the specific plan use permits
were approved February, 1987. The church, car wash and day
care approvals expired. The apartments are completed and
occupied.

69. SUNSET EAST UNIT #10:

Proposal: 6 single family lots
Area: 9.3 acres
Zoning: PD-R 1-3 du/acre
Location: North of Springview Drive, west of Bridle Trail Estates Unit #2.
APN-016-410-020-025
File #: SD-82-05, SPU-82-12
Status: The project is completed.

70. SUNSET EAST UNIT #11: Placer West Apartments

Developer: Bert Ramsay Developer
Use: 44 dwelling units
Area: 7.72 acres:
Zoning: Planned Development Residential: 14.52 du/acre
Location: 6055 Placer West Drive. APN-016-410-16
File #: SPU-83-02, SPU-84-09
Status: Buildings completed and occupied

71. SUNSET UNIT 12: The Crossings Apartments

Developer: Cedar Pointe Construction Co., Inc.
2893 Sunrise Blvd. #111
Rancho Cordova, CA 95742 Phone: 635-2153

Area: 3.9 acres
Location: East of Placer West Dr., south of Springview Dr., APN-016-410-17
File #: SPU-88-09
Proposal: A 68 unit apartment complex.
Status: The project is completed and the apartments are renting.

72. SUNSET EAST UNIT #13: Woodstream Townhouses:

Developer: Dominion Enterprises: Douglas Hanzlick
4200 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-4504
Project: 134 Townhouse/condominiums
Location: South of Springview Dr., east of the Sunset East's western boundary.
APN-016 Pgs. 42 & 44
File #: SPU-82-07
Status: Construction completed January 1986.

73. SUNSET EAST UNIT #14: Bridle Trails Unit #2:

Project: 12 single family homes
Area: 8.9 acres
Location: South Rainier Drive. APN-016-410-26-39
File #: SD-84-04
Status: The project is completed.

74. SUNSET EAST UNIT #15: Sunset East Mini-Storage:

Developer: Douglas Hanzlick
4240 Rocklin Road, #6
Rocklin, CA 95677 Phone: 624-4504

Location: North of the City limits east of Springview. APN-016-410-08
File #: SPU-83-08, SPU-87-04
Status: Approved by the Planning Commission 11/22/83. Operating.

75. SPRINGVIEW VILLAGE:

Owner: Douglas Hanzlick - Dominion Enterprises
4240 Rocklin Road #6
Rocklin, CA 95677

Zoning: PD-Residential: (20 du/acre)
 Location: North and west of Springview Drive at its southern loop. APN-016-410-06
 File #: SPU-84-06
 Area: 6 acres
 Proposal: 96 apartment unit complex.
 Status: Building permits were issued for 96 units and construction is complete.

76. **CIVIC CENTER**

Applicant: City of Rocklin
 Consultant: Harland Bartholemew and Associates
 2233 Watt Avenue, Ste. 330
 Sacramento, CA 95825 Phone: 483-0481
 Engineer: Terrance Lowell and Associates
 4505 Granite Drive, #1 (PO Box 117)
 Rocklin, CA 95677 Phone: 624-0685
 Location: West of South Grove Street, East of Ruhkala Road, north of
 Kannasto Street, south of Rocklin Road:
 APN: Book 10 pgs 17, 23, 25, 26, 34
 File #: EIR-92-04, GPA and PDG
 Area: 107 acres
 Current Zoning: C-2, C-3, M-2, R1-6, R-3
 Proposed Zoning: Planned Development as follows:

Zone	Acres	Existing units	Proposed Units
RD-4	37.6	55	104
RD-5	2.4	1	12
RD-8	10.9	4	68
RD-12	3.2	43	43
Total	Units		227
Commercial	17.2		
Civic Center	24.4		
Post Office	1.1		
Streets	10.2		

Status: The City Council approved the Civic Center entitlements on September 4, 1996.

77. **ANTELOPE LAKES ESTATES:**

Owner: George Ganiats
 3020 Sunset Hill
 Rocklin, CA 95677 Phone: 624-0206
 Engineer: Land Development Services, Inc.
 4240 Rocklin Rd., #10
 Rocklin, CA 95677 Phone: 624-1629
 Fax: 624-0206

Location: The northerly terminus of Park Drive west of Johnson Springview Park, east of Antelope Creek Park, and south of Village Oaks Drive. APN-016-020-17, 21.

File #: SD-91-09

Zoning: Planned Development Residential, 6 dwelling units per acre.

Area: 38.1 acres
 4.5 acres - to be subdivided into 18 single family lots
 0.9 acres - park site
 32.7 acres - unsurveyed remainder

Status: The application was approved by City Council on March 24, 1992. An extension was granted on May 7, 1996. This map will expire on March 24, 1998.

78. OAKRIDGE PHASE II:

Owner: John Mourier
 1830 Vernon St.
 Roseville, CA Phone: 786-3040

Area: 3.2 Acres

Zoning: PD Residential

Location: Northeast of Oakridge, at the terminus of Willard Way. APN-010-190-92

File #: SD-90-03

Status: Applications have been submitted in 1987 and 1988 for multi-family units. In 1990 an application was made for a single family subdivision. None of the applications have been pursued through the approval process. There is no current application on the property.

79. COLISCH SUBDIVISION:

Owner: Richard Colisch
 5908 Woodbridge Way
 Rocklin, CA 95677

Applicant: Terrance E. Lowell and Associates
 4230 Rocklin Road, Ste. 1A
 Rocklin, CA 95677 Phone: 624-7829

Area: 2.2 acres

Zoning: R1-6

Location: East of Hawes Way, approximately 160 feet south of Third Street. APN-010-220-14

File #: SD-91-06

Project: 8 single family lots

Status: Approved by City Council on October 22, 1991, expired October 22, 1995.

80. OAK ROCK ESTATES:

Owner: Jack and Geneva Barker
 304 Hammond Drive
 Auburn, CA 95603: 885-6619

Applicant: Burrell Engineering Group, Inc.
 11344 Coloma Road, #435
 Gold River, CA 95670 Phone: 536-1900

Area: 2.24 acres
Zoning: PD-6
Location: The corner of 2nd and "C" St., Rocklin: APN-010-210-19
File #: PDG-94-05, Z-94-04, SD-94-04, SPU-96-02
Project: 13 single family lots

Status: An application for a single family residential project, containing 13 lots, was recommended for approval by the Planning Commission on March 19, 1996, and approved by City Council on August 27, 1996.

81: LOST AVENUE ESTATES

Owner: BGRA Trust: Margo Kurz
P.O. Box 60506
Sacramento, CA 95860-0506 Phone: 485-2835

Engineer: W.E. Mitchell, Land Development Services
4240 Rocklin Road, #10
Rocklin, 95677 Phone: 624-1629

Area: 8.75 acres
Zoning: R1-6 (single family, 6,000 s.f. minimum lot sizes)
Location: West side of Lost Avenue, between Kannasto Street and Winding Lane
APN 010-260-006 and 010
File #: SD-94-001
Project: 10 single family lots plus a remainder parcel

Status: The application is tentatively scheduled for public hearing in the late fall, 1996.

82. QUARRY OAKS: ROCKLIN V.O.A. Elderly Housing

Owner: Volunteers of America
3813 N. Causeway Blvd.
Metairie, LA 70002 Phone (504) 837-2652

Applicant: Terrance E. Lowell & Associates, Inc.
Engineer: P. O. Box 117
Rocklin, CA 95677 Phone: 624-0685

Architect: William E. Leone
Bahr, Verveer & Haecker Architects
16 N. Marengo, #702
Pasadena, CA 91101 Phone: (818) 405-8001

Area: 3.82 acres
Zoning: PD-12.
Location: South of Evelyn Avenue, between Lost Avenue and Woodside/Ruhkala Road. APN-010-190-012
File #: AB-92-02, GPA-92-03, Z-92-02, PDG-92-03, SPU-92-10
Proposal: A 43 unit senior housing complex
Status: Approved by City Council in February, 1993. The project has been completed and occupied.

83. THE SUMMIT

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677 Phone: 624-0613

Engineer: Smith Amsberry Associates, Inc.
3845 Atherton Road, Ste. 2
Rocklin, CA 95765 (916) 632-9488

EIR Western Planning & Engineering,
Consultant: 11860 Kemper Rd.
Auburn, CA 95603 Phone: 823-6917

Location: East of the Clover Valley developments, west of Green Valley Ranch,
north of Midas and Mountain View. APN-030-050-13; 030-060-05; 030-
140-28

File #: SD-90-02

Area: 144 acres

Zoning: RE-20, OA, and R1-12.5

Project: 123 single family lots

Status: The draft EIR was heard by the Planning Commission and City Council
and the responses to comments were prepared. This was continued
pending the North Rocklin Traffic Study.

An application for a tentative parcel map, to divide the 144 acres into
four parcels for development of four estate lots, was received July 17,
1996. The application has been deemed incomplete, pending concurrent
applications for a General Plan Amendment, Rezoning, and General
Development Plan for the four proposed lots.

84. YANKEE HILL SUBDIVISION:

Owner: George Tsakapoulis
300 Florin Rd.
Sacramento, CA 95831 Phone: 422-6155

Applicant: Land Development Services
4240 Rocklin Road, Ste. 10
Rocklin, CA 95677 Phone: 624-1629

EIR R.C. Fuller & Associates
Consultant: 5908 Fair Oaks Blvd.
Carmichael, CA 95608 Phone: 485-6363

Location: East of Yankee Hill, 1400 feet north of Pacific Street
APN-045-010-24, 25, 26, 31, 32, 33, 34

File #: SD-87-17, SD-95-01, SPU-95-07

Area: 78.6 acres

Zoning: Planned Development Residential: 3 dwelling units/acre

Project: 199 single family lots and a 3.5 acre park site.

Status: Final EIR and General Plan Amendment and Subdivision Map approved
by City Council November 13, 1990, and extended to December 11,
1995. An application for a modification was submitted to the City on
July 8, 1995. The revised project was recommended for approval by the
Planning Commission December 19, 1995, and was approved by the
City Council February 13, 1996. The map will expire on February 13,
1999.

85. QUARRY LAKES APARTMENTS:

Owner: Metropolitan Investment, Inc.
1224 41st Avenue
Sacramento, CA 95822 Phone: 921-0517

Applicant: CBM Capitol Resources, Inc.
1010 Racquet Club Drive, Suite 102
Auburn, CA 95603 Phone: 888-1991

Location: South of Robinson Way, east of Rocklin School, west of Granite Drive:
APN-045-101-066

Area: 6.2 acres
Zoning: PD-15
File #: SPU-89-17

Proposal: This project was approved as a 104 unit apartment complex in March of 1990. That approval expired in 1992. Since then the current applicant has held pre-application meetings with Staff, proposing a 66 unit apartment complex.

Status: Pre-application meetings have been held on the subject property but no
new applications have been received. The project has expired.

86. KIMBERLY MANOR:

Owner: Peachwood Park Partnership: Jess Allen, Principal
1510 Eleventh Ave.
Sacramento, CA 95818 Phone: 448-0611

Location: East of Sierra Meadows Dr., north of Tamarack Dr., Rocklin:
APN-045-090-32

File #: SD-90-05, SPU-93-01
Area: 2.7 acres
Zoning: PD-6
Proposal: A 13 lot single family subdivision.

Status: The application was approved by City Council October 9, 1990, and recorded August 6, 1992. A specific plan use permit was approved March 2, 1993. A Design Review for the remaining units was approved April 6, 1995. There are still available lots.

87. EMERSON SUBDIVISION:

Owners: Judith & David Emerson
Kevin Connell
4957 King Road
Loomis, CA 95650

Location: East of Grove Street approximately 200 ft. north of the intersection of
Grove Street and East Midas Ave. APN-045-090-048-057

File #: SD-89-05
Area: 2 acres
Zoning: PD-6 dwelling units per acre.

Proposed Use: Ten lot subdivision

Status: The application for the Tentative Subdivision Map and rezoning to Planned Development was approved by the City Council September 12, 1989. The final map recorded September, 1991. Several lots have been developed.

88. OAK COURT SUBDIVISION

Owners: Harold Martin, President, RT Development, Inc.
P.O. Box 1686
Rocklin, CA 95677 Phone: 624-3633

Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Location: Southeast corner of the intersection of Oak Street and Grove
street in Rocklin. APN-010-080-063.

File #: Z-94-05, SD-94-05, SPU-94-17, Cert. of Compatibility 95-01.

Area: 1.8 acres

Existing zoning: R1-6

Proposed Zoning: PD-7.5

Proposed Use: 11 single family, modular units

Status: The item was approved by the City Council May 23, 1995 and
will expire May 23, 1998.

89. HIDDEN OAKS (SECRET RAVINE VILLAGE) SUBDIVISION:

Owner: Rocklin Nine
c/o Dominion Enterprises
4240 Rocklin Road, #6
Rocklin, 956787 Phone: 624-4504

Area: 23 acres

Zoning: PD-Residential - 4.5 dwelling units per acre
Open Area

Location: East of I-80, east of China Garden Road, south of Rocklin Road and
west of Secret Ravine Creek. APN-045-110-44, 45; 045-120-58

File #: SD-89-04, SPU-89-10

Proposal: A Tentative Subdivision Map and Specific Plan Use Permit to develop a
20 acre site with a 35 single family planned unit development.

Status: The application was received May 2, 1989 and was approved by City
Council August 8, 1989. The map has recorded and the improvements
have been installed. Several of the single family homes are constructed
and occupied.

90. GRANITE LAKES ESTATES:

Owners: Allegheny Properties, Inc.: Michael Brumbaugh
2150 River Plaza Drive, Suite 145
Sacramento, CA 95833 Phone: (916) 648-7700

Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Location: On the NW corner of Section 29, south of Greenbrae Road, east of Rustic Hills. APN-046-030-51, 52, 55, 58.
File #: SD-87-24, SD-96-04, PDG-96-01
Area: 79.93 acres
Zoning: PD Residential: 1.5 dwelling units per acre
Proposal: An application for a Tentative Subdivision Map for 119 single family homes.

Status: The project was approved by City Council January 23, 1990. A stay of time period was approved to September 23, 1992. It is a part of Southeast Rocklin Planning Area. The project will expire September 23, 1997.

A new application was submitted July 9, 1996. That application is still incomplete.

91. QUARRY RIDGE ESTATES: Units 1, 2, 3, 4, and 5

Owners: Hilltop Joint Venture
198 Cirby Way, Ste. 125
Roseville, CA 95678 797-1140

Fisher Development, Inc.
1485 Bayshore Blvd.
San Francisco, CA 94124 Phone: (415) 468-1717

Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Area: 58 acres
Zoning: PD-2
Location: South of Greenbrae Road at Aguilar Rd.: APN-046-030-61, 62, 63
File #: SD-87-09
Project: 98 single family houses
Status: The project was approved by the City Council October 10, 1989 and extended to October 10, 1996, and the project was automatically extended to October 10, 1997. There are no further extensions available.

92. QUARRY RIDGE UNITS #6 AND #7:

Owner/Applicant: Fisher Development Inc.
1485 Bayshore Blvd.
San Francisco, CA 94124 Phone: (415) 468-1717

Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Area: 15 acres
Zoning: Planned Development Residential, 6 dwelling units per acre
Location: South and east of the Boardman Canal, approximately 1750 ft. south of Greenbrae Road: APN-046-030-13, 15, 16, 54
File #: SD-90-14
Proposal: 30 single family lots

Status: The Tentative Subdivision Map and Specific Plan Use Permit have been approved by the City Council February 26, 1991 and expired on February 26, 1996.

93. ROCKMOOR ESTATES Unit #1

Developer: R.G. Garland Corp.
3710 Reflection Road
Shingle Springs, CA 95682 Phone: 677-5667

Engineer: Land Development Services, Inc.
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Area: 18 acres

Location: West of El Don Drive and south of Rocklin Road in Rocklin
APN-045-130-43, 59

File #: SD-89-07

Zoning: 6.5 acres PD-6: (Phase 1: 11.1 acres)
3.5 acres PD-Commercial

Proposal: An application for a General Plan Amendment and Rezoning to R1-6, single family residential, 6,000 sq. ft. minimum lot sizes and 3.5 acres Planned Development Commercial and an application for a tentative subdivision map, with 26 lots in the first phase.

Status: The application was received June 22, 1989 and approved by City Council November 14, 1989. The design review was approved December 4, 1990. The Final Map is recorded on the first phase and construction is underway.

94. OAK CREEK COVE: (Rockmoor Estates Phase II)

Owner/Developer: Tim Lewis Construction
8527 Kenneth Ridge Court
Fair Oaks, CA 95628 Phone: 988-8047

Engineer: Land Development Services, Inc.
4240 Rocklin Rd., #2
Rocklin, CA 95677 Phone: 624-1629

Area: 11.1 acres

Zoning: Planned Development Residential, 6 du/acres

Location: At the intersection of Foothill Drive and El Don Drive in Rocklin.
APN-045-141-01, 045-130-069

File #: SD-91-02

Proposal: Rezoning to PD-6 and a tentative subdivision map for 40 lots for the remainder of Rockmoor Estates.

Status: The tentative map was approved by City Council on June 11, 1991. The map was modified and recorded spring, 1995. Construction of the units has begun.

95. CRESLEIGH SIERRA (GRANVILLE) SUBDIVISION:

Owner: HV - Rocklin Development, Inc.
(Harborview Investment, Inc., Cresleigh Homes
645 Harrison St., #100
San Francisco, CA 94107 Phone: 415-495-6688

Local Contact: Carol Lytle Phone: 916-922-2095

Developer Cresleigh Sierra: Claudia Raymond
 433 California Street, 7th Floor
 San Francisco, CA 94104 Phone: (415) 982-7777

Area: 17 + /- acres
 Location: Southwest corner of Schatz Lane and Rocklin Rd.
 APN-045-160-056.

File #: PDG-91-04, GPA-91-05, SD-91-08, SPU-91-09, DL-96-03
 Proposal: Rezoning 11 acres from PD-14 to PD-6.5
 Rezoning 2 acres from PD-6 to PD-3
 Development of 72 single family lots on the 11 acre parcel zoned PD-6.5, and 4 single family lots on the 2 acres zoned PD-3.

Status: The application was approved with a negative declaration on July 7, 1994. The map is approved, the model homes have been constructed, and the project is proceeding. A parcel map was submitted on May 7, 1996 to dedicate the open space easement to the Placer County Land Trust. This is scheduled for hearing by the Planning Commission in June.

96. STONEBROOK:

Developer: Fisher Development
 1485 Bayshore Blvd.
 San Francisco, CA 94124

Engineer: W. E. Mitchell
 4240 Rocklin Road #10
 Rocklin, CA 95677 Phone: 624-1629

Area: 10.7 acres
 Zoning: PD-Residential: 6 dwelling units per acre
 Location: North of Montclair Estates, east of Granite Springs Village
 APN- Bk. 45, Pg. 37

File #: SD-88-08
 Proposal: 42 single family lot subdivision
 Status: The project is partially constructed, with a few remaining vacant lots.

97. SOUTHSIDE RANCH:

Owner: Larchmont Homes
 Larchmont Square, 3350 Watt Ave., Ste. D
 Sacramento, CA 95821 Phone: 488-4500

Applicant: Spannagel & Associates
 3845 Atherton Road, #7
 Rocklin, CA 95765 Phone: 624-1618

Location: West of Sierra College Blvd., south of Montclair Estates:
 APN- Bk. 46, Pgs. 31, 32, 33

File #: SD-88-07, SPU-91-10, DR-93-03
 Area: 43 acres
 Zoning: PD Residential with a residential density f 2 dwelling units per acre
 Proposal: 82 single family lots on a 31 acre portion of the property.
 Status: A design review for Larchmont Homes was approved May 4, 1993 and the project is approximately 90% constructed.

98. STENSON SUBDIVISION

Owner: Richard Chun
1133 Coloma Way
Roseville, CA 95661: Phone: (916) 783-7118

Applicant: Burrell Engineering Group
11344 Coloma Road, #435
Gold River, CA 95670 Phone: (916) 536-1900

Location: South of Montclair Drive, west of Sierra College Blvd. APN 045-160-079

File # SD-94-03
Area: 1.4 acres
Zoning: PD-6
Proposal 8 single family lots

Status: City Council approved the application on March 14, 1995. The subdivision will expire March 14, 1998. Improvement plans have been submitted.

99. SIERRA BLUFFS: Rock 8: (Southside Ranch #2)

Owner: Rock 8: Attn: Jim Stanley
555 Capitol Mall
Sacramento, CA 95814

Engineer: Carl Rodolf & Associates
5411 Madison Ave. #5
Sacramento, CA 95841 Phone: 344-2313

Planner: Robert E. Hayes, Inc.
2200 A Douglas Blvd., #250
Roseville, CA 95661 Phone: 783-0134

Location: West of Sierra College Blvd., immediately south of Southside Ranch Subdivision. APN-046-040-66, 70

File #: SD-90-06
Area: 44.02 acres
Zoning: Planned Development Residential
Proposal: 5 single family lots on 2.5 acres with a 41.52 acre remainder parcel to be developed in the future as Residential, open space and commercial.

Status: The project was approved by City Council July 24, 1990 and expired July 24, 1993.

100. SOUTH RIDGE ESTATES:

Owner: Radiological Associates of Sacramento, Fiduciary
1800 "I" Street
Sacramento, CA 95814

Applicant: Cook and Company
625 Santa Ynez,
Sacramento, 95816

Engineer: Land Development Services
 4240 Rocklin Rd. #10
 Rocklin, 95677 Phone: 624-1629
 Area: 38.08 acres
 Location: South of Boardman Canal, south and west of the County Island.
 APN-046-030-60
 File #: SD-89-10, SPU-90-04
 Zoning: Planned Development Residential: 2 dwelling units/acres
 Proposal: An application for a Tentative Subdivision Map for a 76 lot subdivision.
 Status: An application was approved by City Council March 13, 1990, and will expire March 13, 1992. An extension was granted to March 13, 1994 and the project was automatically extended to March 13, 1996. An extension has was granted to December 31, 1996, and the project was automatically extended to December 31, 1997.

101 SOUTH RIDGE ESTATES UNIT 2: (Holder-Cook Annexation)

Owner: Oran & Shirley Holder
 6215 Stonehill Drive
 Rocklin, CA 95677
 Applicant: Cook Development Co.
 9608 Kiefer Blvd. #1
 Sacramento, CA 95827 Phone: 361-2499
 Engineer: William E. Mitchell
 4240 Rocklin Rd., #10
 Rocklin, CA 95677 Phone: 624-1629
 Area: 4.003 acres
 Location: The terminus of Stonehill Road in the County island, immediately north of the City limits and north of the Southridge Subdivision. APN-046-300-16
 File #: AN-90-03, PZ-90-04
 General Plan: Low Density Residential
 Zoning: Planned Development 2 dwelling units per acre.
 Proposal: 8 single family lots to be incorporated as Phase IV of South Ridge Estates.
 Status: The Prezoning was approved by City Council in September 1990. The annexation request was approved by LAFCO and the annexation ordered by City Council January 8, 1991. No subdivision maps have been submitted.

102. SIERRA VIEW:

Owner: Sierra View Communities, c/o Ron McKim
 PO Box 548
 Rocklin, CA 95677 Phone: 624-9202
 Engineer: Land Development Services
 4240 Rocklin Road #10
 Rocklin, CA 95677 Phone: 624-1629

Proposal: 79 Single Family Lots, 40 acres
 File #: SD-89-11
 Location: West of Sierra College Blvd., south of the Boardman Canal:
 APN- Book. 046 Pgs. 34 & 35
 Status: This project was originally approved by the City Council July 22, 1986 and subsequently expired. It was resubmitted in December 1989, and approved by City Council March 13, 1990. The map is recorded. Construction of this project is underway.

103. VISTA OAKS:

Owner: Ronald and Marion Guntert, Ripon, CA

 Engineer: Terrance Lowell and Associates
 4230 Rocklin Road, #1A
 Rocklin, CA 95677: Phone: 624-0685

 Location: South of the terminus of China Garden Road
 APN-046-010-07, 046-020-03, 046-020-70
 File #: GPA-91-01, SD-90-11, SPU-90-32
 Proposed
 Zoning: PD-1.5, OA
 Area: 112 acres (18 acres within the City of Roseville).
 Proposal: 151 single family lots, 39 of which are in the City of Roseville.
 Status: The project was recommended for approval by the Planning Commission, February, 1991. The project was delayed by the Southeast Rocklin litigation. No new application was submitted.

104. THE HIGHLANDS

Owner: H.C. Elliott, Inc.
 160 Blue Ravine Road, Ste. A
 Folsom, CA 95630: Phone: (916) 985-5959

 Engineer: The Spink Corporation
 2590 Venture Oaks Way
 Sacramento, CA 95833 Phone (916) 925-5550

 EIR: Fugro
 1050 Melody Lane, Suite 160
 Roseville, CA 95678 Phone: (916) 782-2110

 Location: East of Interstate 80, west of Sierra College Blvd., north of the Roseville city limits. APN-046-010-06; 046-020-18, 21, 25.
 Area: 216.2 acres residential 5.3 acres park
 File #'s: GPA-92-01, PDG-92-01, SD-92-01, SPU-92-01, EIR-92-01.
 Proposed
 Zoning: PD-R1-10 (2 dwelling units per acre)
 Proposal: 299 single family lots: a 5.3 acre park. 86 lots will be production lots and the remaining lots will be custom lots.

 Status: The initial application was received Jan. 24, 1992. An EIR was prepared and the project and entitlements were recommended for approval by the Planning Commission on August 1, 1995 and was heard by the City Council on September 26 and October 10, 1995, with final action taken on November 14, 1995. The map will expire November 14, 1998.

105. REEDY SUBDIVISION

Owner: Jerry Reedy
3600 American River drive, #220
Sacramento, CA 95825 Phone: 486-2643

Applicant: Robert E. Hayes
2200-A Douglas Blvd., #250
Roseville, CA 95661 Phone: 782-5656

Engineer: Carl Rodolf & Associates
5345 Madison Ave., #200
Sacramento, CA 95841 Phone: 344-2313

Location: West of the Loomis town line, north of Placer County, east of Sierra College Blvd. APN-045-160-014, 048, 049

Acreage: 40.05 acres

File No. SD-92-03, SPU-92-08

General Plan: R-C, MDR, RC

Zoning: PD-Commercial, PD-Recreation-Conservation, PD-6 (6 dwelling units per acre), PD-4 (4 dwelling units per acre).

Proposal A Tentative Subdivision Map for the development of 93 single family residential lots on 26.18 acres, plus Lot "A" (4.4 acres future retail commercial) and Lot "B": (9.47 acres future multi-family residential with open space).

Status: The application was submitted in June, 1995, and was recommended for approval by the Planning Commission. The City Council approved the project November 28, 1995. The Tentative Map will expire 11/28/98. The applicant applied for a tentative parcel map to sell off lots, which was approved by the Planning Commission, and appealed to the City Council. The appeal is scheduled for fall, 1996.

106. CROFTWOOD, Unit #1:

Owners: Allegheny Properties, Inc.: Michael Brumbaugh
2150 River Plaza Drive, Suite 145
Sacramento, CA 95833 Phone: (916) 648-7700

Applicant: Morton & Pitalo, Inc.: Ken James
1788 Tribute Road, Ste 200
Sacramento, CA 95815 Phone: 927-2400

Developer: The Chas Group, Inc.
2260 Douglas Blvd., Ste. 110
Roseville, CA 95661 Phone: 773-4949

Location: West of Barton Road, east of Secret Ravine Creek, south of the Secret Ravine subdivision. APN-045-053-29, 37, 13

File #: AN-89-01, GPA-91-03, PZ/Z-91-02, PDG-91-02, SD-88-05, SPU-91-04

Area: 83.3 acres, including 28.3 acres which were annexed to the City.

Zoning: Planned Development Residential: 2 dwelling units per acre.

Proposal: 156 single family lots
6.3 acres: Park site
4.8 acres: Open Space

11.7 acres: Wetland Preserve
2.1 acres: Barton Road buffer

Status: The original entitlements were approved by City Council 7-23-91. The project was automatically extended to April 3, 1997.

107. CROFTWOOD, Unit #2:

Developer: The Chas Group, Inc.
2260 Douglas Blvd., Ste 110
Roseville, CA 95661: Phone: 773-4949

Location: West of Barton Rd., north of Croftwood, Unit #1, east of Secret Ravine
Creek. APN-045-053-015

File #: Z-93-02, PDG-93-01, SD-93-04, SPU-93-02

Area: 25.5 acres

Zoning: R1-12.5

Proposed

Zoning: PD-2.5

Proposal: 62 single family lots on 16.68 acres, 5.9 acres open space.

Status: The application was approved by the City Council on January 17, 1995,
and will expire January 17, 1998.

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

1. STANFORD RANCH VILLAGE RETAIL CENTER

Owner: K.C.S./Bel-Air Associates
7919 Folsom Blvd. #150
Sacramento, CA 95826 Phone: 381-1225

Area: 11.61 acres

Zoning: Retail Commercial

Location: Stanford Ranch area A-1, Parcel C, Northwesterly of the intersection of Stanford Ranch Road and Sunset Blvd., Rocklin. APN-016-450-03

File #: SPU-90-01, SPU-90-34 (BP Oil)

Proposal: An application for a Tentative Parcel Map to create 7 commercial parcels, and a Specific Plan Use Permit to construct 104,455 sq. ft. of building area.

Status: The buildings are completed and businesses have opened.

2. ROCKLIN HIGH SCHOOL

Applicant: Rocklin Unified School District
5035 Meyers St.
Rocklin, CA 95677 Phone: 624-2428

Area: 45.3 acres

Zoning: The property is designated as a high school site with an underlying residential zoning.

Location: East of Stanford Ranch Road, approximately 1,200 feet east of the intersection of Stanford Ranch Road and Park Drive. Stanford Ranch Phase 3, Lot 30. APN-017-190-38

File #: SPU-91-07

Proposal: Rocklin High School

Status: The use permit was approved July 16, 1991. The high school opened to the freshman class the fall of 1993. The stadium and swimming pool are completed. An application for a cellular tower by the stadium was approved by the Planning Commission in the spring, 1995. The school will be a full four year high school in the fall of 1996.

3. THE CROSSROADS AT STANFORD RANCH (Lucky's)

Owner: Northern California Development Co.
1425 River Park Drive, #240
Sacramento, CA 95815

Engineer: Morton and Pitalo, Inc.
1430 Alhambra Blvd.
Sacramento, CA 95816 Phone: 927-2400

Architect: SGPA Architecture and Planning
San Diego/San Francisco
2603 Main St., #810
Irvine, CA 92714 Phone: 714-251-0131

Area: 14.421 acres

Location: Southeast of the intersection of Stanford Ranch Road and Sunset Blvd.
APN-017-400-001 thru 010

File #: SPU-89-15

Zoning: Retail Commercial

Proposal An application was received October 11, 1989 for a 149,000 sq. ft. shopping center consisting of 7 buildings including a major market (Lucky's) and major drug (Payless) and 5 additional building pads.

Status: A General Development Plan, Tentative Parcel Map and Specific Plan Use Permit were approved January 23, 1990. The parcel map recorded March 20, 1990. The use permit was extended twice for two years and expired January 24, 1996.

4. R. C. COLLET AGGREGATE MINE

Owner: R. C. Collet, Inc.
 P. O. Box 1965
 Woodland, CA 95895 Phone: 916-446-3152

Applicant: Meridian Group: Larry Lucero
 9580 Oak Avenue Parkway, Ste. 7-201
 Folsom, CA 95630 Phone: 987-1692

Area: 264.3 gross acres
 Zoning: Planning Reserve recently rezoned to PD-Residential
 Location: Northwest of the Sunset Blvd., Stanford Ranch Road intersection.
 APN-017-120-78, 79 and 80

File #: U-91-12

Proposal A development agreement for an aggregate extraction operation and asphalt concrete batch plant.

Status: The county granted a 5 year conditional use permit for the operation which will expired on December 31, 1995, for the extraction process. Stockpiled materials may be sold until December 31, 1996. An application to extend the asphalt plant operation until December 31, 1996 was approved by the Planning Commission and City Council. This includes permission to leave the physical plan at the location for six months following that, or until June, 1997, at which time the plant must be removed. The reclamation plan should be completed prior to December 31, 1996. The property will then develop as part of the Sunset West Planned Development.

5. WILLOW ROCK COMMERCIAL CENTER (FOOD SOURCE)

Applicant / Connolly Development Co.
 Developer: 1771 Stockton Blvd.
 Sacramento, CA 95816 Phone: 454-1416
 Voit Companies
 3841 N. Freeway Blvd., #160
 Sacramento, CA 95834 Phone: 641-8112

Engineer: Land Development Services, Inc.
 4240 Rocklin Road, Ste. 10
 Rocklin, CA 95677 Phone: 624-1629

Location: South of Fairway, north of the extension of Harding Blvd. and west of Lincoln Avenue. APN-016-460-10

File #: SPU-88-14

Area: 12.01 acres

Zoning: Planned Development-Commercial

Proposal: A 107,155 sf. shopping center, including a Food Source store.

Status: The project was approved by City Council on January 10, 1989 and was extended to January 10, 1995. The Food Source store, Jack-in-the Box. Payless Shoes and several of the shops have all been approved and are open for business. An application was made for a Design Review for the proposed Chevron Station, which will occupy the one remaining building pad at the center. The applicant has not actively pursued the processing of this application.

6. FIVE STAR OFFICE PARK: (Cal Pierce Development)

Owner: Voit Companies
3841 N. Freeway Blvd., #160
Sacramento, CA 95834 Phone: 641-8112

Applicant: Pierce Development (Cal Pierce)
1355 East Cypress Street, Ste. F
Redding, CA 96002 Phone: 223-0653

Location: Northeast corner of South Whitney Blvd. and Five Star Blvd.
APN-016-460-009

File # I-94-06, DL-94-03

Zoning: Planned Development Commercial

Area: 1.1 acres

Proposal: A tentative parcel map to divide the property into two parcels of approximately .5 acres each, and a use permit to permit the construction of four 3,100 square foot buildings.

Status: The project was approved on October 18, 1995. The map has recorded, the buildings are constructed and certificates of occupancy have been issued.

7. WALMART

Developer: The Kivelstadt Group
25 Kearny Street, 4th Floor
San Francisco, CA 94108 Phone: (415) 434-4030

Engineer: Land Development Services
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629

Location: Northeast quadrant of Highway 65 and Stanford Ranch Road, bordered by Five Star Blvd. and Hanzlick Drive. APN-016-250-038, 039

File #: SPU-92-03

Area: 13.55 acres

Proposal: 124,000 sq. ft. building area with a proposed expansion of 153,022 sf.

Status: Walmart opened July, 1993. Applications for the remainder of the Walmart Center including pad buildings have not been made. A garden center for the Walmart store was approved in May, 1995.

An application was made for a design review for the development of two of the three pad buildings on August 1, 1996. This item was approved by the Planning Commission October 15, 1996.

8. FIVE STAR STATION (Formerly Five Star Auto Center)

Owner: Radiological Associates of Sacramento
1800 "I" Street
Sacramento, CA 95814 Phone: 444-0645

Engineer: Land Development Services, Inc.
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629

Architect: Fleetwood, Joiner and Associates
15 Corporate Plaza, #130
Newport Beach, CA 92660 Phone: (714) 640-0606

Location: Northeast corner of Stanford Ranch Road and Highway 65.
APN-016-350-44

File #: SPU-91-08, DL-96-01, SPU-96-01

Proposal: A tentative parcel map to divide 3.9 acres into four parcels and a specific plan use permit to develop the parcels with retail commercial uses and structures .

Status: An application for a modification of a previous approval for an auto center changing the uses from automotive to retail commercial, and changing the number of parcels from five to four was received on December 28, 1996, and approved by the Planning Commission on April 16, 1996. A building permit for one building has been issued. The entitlements will expire April 16, 1999.

9. FIVE STAR PLAZA Units 1 & 2

Developer: Mark III Development
5101 Florin Perkins Road
Sacramento, CA 95826 Phone 381-8080

Engineer: Land Development Services, Inc.
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629

Location: East of Stanford Ranch Road, south and west of Five Star Boulevard
APN-016-350-460

File #: DL-95-03, SPU-95-10, SPU-95-

Zoning: Planned Development Commercial

Area: 7.3 acres (undeveloped)

Proposal: A total of 11 commercial lots, one of which is already developed as an Exxon Station (Five Star Plaza Unit #1)

Status: The Exxon Station is completed and in business. A Tentative Map application was approved by the Planning Commission November 29, 1995 and will expire November 29, 1998. A Specific Plan Use Permit for Carl's Jr. was approved December 19, 1995, and a design review for Denny's Restaurant was approved January 16, 1996.

An application for a "Lube and Tune" and Car Wash on Parcels 1 and 2 was approved by the Planning Commission on August 20, 1996. The entitlement will expire August 20, 1998.

10 FIVE STAR OFFICE PLAZA (Oates, Delyon)

Owner:	Gene Delyon 4220 Granite Drive, Ste. 2C Rocklin, CA 95677	624-0201
	Marvin L. Oates 8615 Elder Creek Sacramento, CA 95828	
Engineer:	Land Development Services, Inc.: Greg Schell 4240 Rocklin Road, #10 Rocklin, CA 95677	Phone: 624-1629
Developer:	Mark III Development 5101 Florin Perkins Road Sacramento, CA 95826	Phone 381-8080
Architect	Jonathan W. Delling, AIA 11512 Mikado Court Auburn, CA 95603	268-8110
Location:	Southwest Corner: South Whitney Blvd. & Five Star Boulevard: APN-016-350-037	
File #:	DL-95-07, SPU-95-15	
Zoning:	Planned Development: Commercial	
Area:	2.34 acres	
Proposal:	A tentative parcel map to divide the property into four parcels, and a specific plan use permit for the four buildings for retail and business professional uses.	
Status:	Application was received November 22, 1995, and was approved on January 16, 1996. This entitlement will expire January 16, 1999. The map has recorded. A design review to change the exterior materials of the buildings was approved on October 15, 1996. Building permits have been issued on two of the four buildings.	

11. FIVE STAR PROFESSIONAL OFFICE / MEDICAL BUILDING

Owner:	Hanzlick Family Partnership 4240 Rocklin Road, #6 Rocklin, CA 95677	Phone: 624-4504
Location:	Southwest corner of Fairway Drive and Sunset Blvd. APN-016-020-38	
File #:	SPU-90-26	
Zoning:	Planned Development Commercial	
Area:	3.33 acres	
Proposal:	Construction of a 30,000 sq. ft. medical center	
Status:	The application was received August 9, 1990. The project was approved by the Planning Commission October 16, 1990. Construction is completed and offices have opened.	

12. FAIRWAY DOWNS:

Owner: Phase 2: Dominion Enterprise
4240 Rocklin Road, #6
Rocklin, CA 95677 Phone: 624-4504

Phase 1: Taru Mann
1581 Del Lago Drive
Yuba City, CA 95991 (916) 671-1795

Engineer: Land Development Services
4240 Rocklin Road, #10
Rocklin, CA 95677 Phone: 624-1629

Location: The southeast corner of Fairway Drive and Sunset Boulevard.
APN-016-020-028 and 045

File #: PDG-94-02, DL-94-05, SPU-94-14, U-94-07

Zoning: PD-C

Area: 5.196 acres

Proposal: A General Development Plan to eliminate potential incompatible uses. An application for a tentative parcel map and specific plan use permit to divide the property into six parcels, and to develop one of them with a 9,600 sf. commercial building, a portion of which is to be used as a specialty food store (Quik Mart). A second specific plan use permit for the remaining 5 parcels; a design review to change the colors on Phase 1.

Status: The General Development Plan was approved by the City Council in July, 1994. The tentative parcel map and specific plan use permit for Phase 1 were approved by the Planning Commission on January 3, 1995. The specific plan use permit for the remaining phases was approved November 7, 1995.

The building on Phase 1 including the Quik Mart is completed and the shop buildings leased. A design review altering colors was approved December 19, 1995. A use permit for adding outdoor seating and extending hours of operation for Rain Forest Tea and Coffee was approved by the Planning Commission in June, 1996.

13. SUNSET GOLF DRIVING RANGE:

Owner: Santa Fe Pacific Pipeline Partners, LP
888 South Figueroa Street
Los Angeles, CA 90017: Phone: (213) 488-7743

Applicant: Dan Dunham
Custom Structures
9349 Blue Oak Drive
Orangevale, CA 95662 Phone: (916) 989-4452

Area: 4.4 acres

Zoning: M-2 (Heavy Industrial)

Location: Sunset Blvd., by the tank farm: APN-010-190-071.

File #: U-95-01

Proposal: Development of a 46 space golf driving range

Status: The application was denied by the Planning Commission in August, 1995. The applicant appealed, and later withdrew the appeal .

14. SUNSET PLAZA

Owner: Tony Saca/Ahmad Rashid
3345 Arden Way ,
Sacramento, CA 95825

Developer: AMR Developers & Engineers
3345 Arden Way
Sacramento, CA 95825 Phone: 489-7011

Architect: TDK Architects
1545 River Park Drive #205
Sacramento, CA 95815 Phone: 922-7000

Location: Southeast of the intersection of Sunset Blvd. and Pacific Ave.
APN-010-26

File #: U-91-04

Area: 4 acres

Zoning: C-2

Proposal: To renovate the existing 37,415 sq. ft. of building area and to add
30,013 sq. ft. of building.

Status: This project was approved by the Planning Commission June 4, 1991.
Building is completed and leased.

15. KMART SHOPPING CENTER / ALBERTSON'S

Owner: Kmart Corporation: Attn: V.E. Love
700 S. Orange Ave.
West Covina, CA 91790 Phone: (818)-856-8311

Kmart Development: Attn: James M. Pappas
3100 W. Big Beaver Road
Troy, MI 48084 Phone: (313) 643-1136

Applicant: Albertsons, Inc.: Attn: Michael Emmert, Timothy Sheil
4811 Chippendale Drive, #802
Sacramento, CA 95841 Phone: 349-3490

Commercial Management & Development: John Austin,
4811 Chippendale Drive, #307
Sacramento, CA 95841 Phone: 344-6400

Developer: Fancher Development Services, Inc.: Attn: Scott Duffner
1342 Bell Avenue, #3K
Tustin, CA 92680 Phone: (714) 258-1808

Engineer: Spink Corporation: Attn: Mike O'Hagan
2590 Venture Oaks Way
Sacramento, CA 95833-3288 Phone: 925-5550

Location: East of Pacific St., south of Sunset Blvd. APN-010-190-95

File #: U-90-07, U-94-01, TRE-94-07

Zoning: C-2

Area: 21.2 acres; total property: 8.6 acres: Phase II

Proposal: Phase I: an 86,000 sf. Kmart store with additional pad buildings
Phase II: 50,321 sf. Albertson's store; 19,600 sf. junior anchor, and 11,200 sf. retail shops on 8.6 acres..

Status: The use permit and Tentative Parcel Map for the Kmart store was approved November 17, 1988, and the map recorded in 1993. A use permit to construct the second phase, adding a 50,321 square foot Albertson's Food Market, a 19,600 sf. junior co-anchor, as well as a 19,000 square foot retail shop building was approved by the City Council on June 28, 1994, and will expire June 28, 1996. The Albertson's portion of Phase II is completed and Albertson's opened for business January, 1996. The shops building has not yet been constructed.

16. PACIFIC STREET REZONE (Between Midas Ave. and Yankee Hill Road)

Owners: Southern Pacific Transportation Company, Attn: Mark Bonfigli
Southern Pacific Building, Ste. 912
One Market Plaza
San Francisco, CA 94105

Ralph Trimm
4490 Pacific Street
Rocklin, CA 95677

Applicant: City of Rocklin, Attn: Sherri Abbas, Principal Planner
P.O. Box 1380
Rocklin, 95677 Phone: 632-4020

Location: Easterly side of Pacific Street, north of Midas Avenue and south of Yankee Hill Road: APNs 101-0`0-006m 007; a portion of 010-040-025, 101-080-001, and 010-010-005.

File #s: GPA-93-02, Z-93-01, PDG-94-03

Area: approximately 30 acres

Proposed Zoning: 2 to 5 acres on the northeast corner of Midas Avenue and Pacific Street: -Planned Development: Commercial (PD-C)
25-28 acres between Midas and Yankee Hill east of Pacific Street: Planned Development: Light Industrial (PD-LI).

Proposal: A General Plan Amendment, Rezoning and General Development Plan to change the 2 to 5 acres on the northeast corner of Midas Avenue and Pacific Street to Planned Development, Commercial and to approve development standards and uses for that property, and to change the remainder of the 30 acres (approximately 25-28 acres) to Planned Development, Light Industrial, and establish development standards for that property.

Status: The project was recommended for approval by the Planning Commission on July 19, 1994, and was approved by the City Council on September 13, 1994.

17. TRIMM/ROSSI INDUSTRIAL PARK

Owner: Ralph Trimm
4490 Pacific Street, Rocklin, 95677 (916) 624-1682

Applicant: David Rossi
P.O. Box 925, Rocklin, 95677 (916) 632-0152

Location: 4700 Yankee Hill Road, west of Yankee Hill Road, south of the Central Pacific Railroad Tracks: APN 010-010-005
 File #: DL-96-003
 Area: 10 ACRES
 Zoning: PD-Light Industrial
 Proposal: Four parcels consisting of 274,100 sf, 26,200 sf, 24,000 sf and 111,300 sf respectively, for the development of an industrial park on the three smaller parcels.
 Status: The tentative parcel map was approved by the Planning Commission on October 15, 1996, and will expire October 15, 1998.

18. YANKEE HILL INDUSTRIAL PARK

Owner: David Rossi
 Yankee Hill Industrial Park
 4350 Yankee Hill Road, Rocklin

 Applicant: Land Development Services
 4240 Rocklin Rd., #10
 Rocklin, CA 95677 Phone: 624-1629

 Zoning: PD - Light Industrial
 Location: East of Yankee Hill Road, south of Antelope Creek. APN-045-020-01
 File #: SPU-90-37
 Area: 3.653 acres
 Proposal: Industrial complex with 46,000 sq. ft. of building area, to be designed as a condominium complex.
 Status: This project was approved by City Council February 2, 1988, and extended to February 9, 1991. A request for a modification and extension was approved by the Planning Commission on April 2, 1991. The buildings are completed and businesses have opened.

19. PACIFIC ST. INDUSTRIAL PARK (Main Industrial Park) (Anthony Court)

Owner: Main Industrial Park
 250 Harris Ave., #1
 Sacramento, CA 95838 Phone: 920-3666

 Applicant: The Hofmann Co.
 4219 So. Market Ct., Ste. A
 Sacramento, CA 95834 Phone: 920-3666

 Location: Anthony Ct. and Pacific St. APN-045-010-059-64
 Zoning: M-2
 Area: Approximately 20 acres
 File #: DL-84-04, U-93-03
 Use: An industrial park consisting of 6 lots.
 Status: There is one remaining vacant parcel.

20. WYATT INDUSTRIAL PARK

Owner: Mr. & Mrs. James Wyatt
 4231 Pacific St., #4
 Rocklin, CA 95677

 Applicant: Burrell Engineering
 6939 Sunrise Blvd., #121
 Citrus Heights, CA 95610 Phone: 969-1900

Location: 4205 Delmar Avenue, Rocklin, CA 95677, APN-045-320-1 thru 6
File #: DL-88-05
Area: 4.18 acres
Zoning: Light Industrial Planned Development
Proposal: A 6 lot industrial park

Status: The tentative map was approved May 17, 1988. The final map has recorded, and site improvements are completed.

21. ROCKLIN RANCH INDUSTRIAL PARK

Developer: Hofmann Construction Co.
3600 Power Inn Road
Sacramento, CA 95826 Phone: 451-2929

019 Proposal: Light Industrial Subdivision consisting of 16 lots
Location: E. of Del Mar, approx. 900' no. of Taylor Road APN-045-350-001-
File #: SD-88-06, DR-89-10, DR-89-11, DR-90-10, DR-90-09
Area: 16.5 acres
Zoning: PD-Light Industrial

Status: The tentative subdivision map and specific plan use permit were approved by the City Council September 27, 1988. The Final Map has recorded, and the industrial park is in process of development. Several buildings have been completed. A specific plan use permit was approved 8-3-93 relocating Starstream Communications on this property. An application for a design review for Four Seasons Landscaping Company was approved by the Planning Commission March 21, 1995. An application for Design Review for Building #5 was approved September 5, 1995. Ace Heating and Air Conditioning was approved and a building permit has been issued.

22. DELMAR WOODS INDUSTRIAL PARK

Owner: Norman and Antoinette Alvis
3630 Auburn Blvd.
Sacramento, CA 95821 Phone: 482-8623

Engineer: Frost, McCormick & Houston
7806 Uplands Way
Citrus Heights, CA 95618 Phone: 967-9999

Location: E. of Delmar, approx. 1200 ft. no. of the tracks; APN-045-390-001-015
File #: SD-89-12
Zoning: PD (Planned Development-Light Industrial)
Acreage: 31.32 gross acres
Proposal: 24 one-acre minimum light industrial lots; 2 two-acre minimum LI lots

Status: A tentative map was approved by City Council March 27, 1990. The final map has recorded. The City Corporation yard is located in the industrial park. There are remaining vacant parcels.

23. PIONEER PARK

Owner: PC/M Group, Inc. Kenneth McKinney, Jeff Doyle
819 Striker Ave., #16
Sacramento, CA 95834 Phone: 646-0600

Location: 4122 Delmar Ave., north of Pacific Street, West of Delmar, Rocklin
APN--45-010-043, 044

File # SPU-94-03

Zoning: PD-Light Industrial

Acreage: 5.09 acres

Proposal: 9,040 sf. office complex, 7,200 sf. warehouse, 1,800 sf. training center.

Status: Project approved by the Planning Commission March 15, 1994 and expired March 15, 1996.

24. FIRST CHOICE INN

Owner: Ray Boroski
8800 Heavens Gate Lane, Newcastle, 95658

George Fuller, First Choice Inn
4420 Rocklin Road, Rocklin: Phone: 624-4500

Applicant: Land Development Services
4240 Rocklin Road #10
Rocklin, CA 95677 Phone: 624-1629

Developer: First Choice Inn, 151 Ester Way, Seattle, WA 8104

Area: 2.5 acres

Zoning: C-2

Location: 4420 Rocklin Road APN-045-110-38

File #: U-87-12, U-89-11, U-92-05

Proposal: A 119 unit motel, 35 feet high.

Status: The project was approved by the Planning Commission on November 17, 1987. The motel opened in the fall of 1988. An application to expand the motel to 125 units was received in June, 1989, and was approved July 18, 1989. An extension was granted to July 1993. A modification of the expansion was approved November, 10, 1992. Construction on the addition has been completed.

25. ROCKLIN SQUARE SHOPPING CENTER

Developer: Sutter Hill, Ltd.
P. O. Box 11787
Palo Alto, CA 94036

Owner: Safeway, Inc.
47400 Kato Road
Fremont, CA 94538

ALDA Properties
2085 Van Ness
San Francisco, CA 94109

Proposal: 145,000 sq. ft. floor space shopping center
Location: Granite Drive, north of Rocklin Road: APN-045-102-1 thru 20
File #: U-78-04, DR-88-04, DR-90-02
Area: 14.5 acres
Zoning: C-2

Status: There is one remaining vacant pad, which is designed to accommodate a 4,000 sq. ft. building. A design review was approved for remodeling the Safeway Store, and the project is completed.

26. HOLIDAY INN EXPRESS

Owner: Chao Wu / Solomon Tsai
1221 Chess Drive, Foster City, 94404 (415) 570-5700

Applicant: Jim Hansen, Hospitality Group Office
The Broadley Building, 4088 Bridge St., Ste. 8
Fair Oaks, CA 95628 (916) 965-1690

Location: West side of Granite Drive, approximately 400 feet north of the intersection of Granite Drive and Rocklin Road: APN- 045-101-059

File #: U-96-009
Area: 1.48 acres
Proposal: 69 unit, two-story 28,384 square foot motel
Zoning: C-2

Status: An application was received August 8, 1996, and was approved by the Planning Commission on October 15, 1996.

27. SIERRA MEADOWS PLAZA

Owner: Phoenix-Pacific
3463 Ramona Ave., #16
Sacramento, CA 95826 Phone: 723-8800

Location: West of the intersection of Granite Drive and Sierra Meadows Blvd.
APN-045-101-61

File #: U-88-03, U-89-12, U-91-09, U-91-16

Area: 6.9 acres

Zoning: C-2 Commercial

Proposal: Commercial cluster consisting of 4 buildings with a total square footage of 33,880 sq. ft. and a height exceeding 30 ft on a 4.2 acre parcel and creating 2.12 and .6 acre parcels.

Status: The buildings are completed and leased. A special event use permit was issued allowing Classic Car events Thursday evenings in the summer. A modification of the use permit allowed outdoor dining at the Hacienda Restaurant and the Ivory Coast Coffee House. A design review allowed the Hacienda outdoor dining area to be covered. A tentative parcel map was approved April, 1995, dividing the 2.1 acre parcel containing a 18,200 sf. building into two parcels consisting of 75,000 sf. and 20,000 sf. respectively. The map will expire in April, 1998.

28. DAYS INN/ROCKLIN PLAZA

Owner: B. G. Amin
3748 Mt. Diablo Blvd.
Lafayette, CA 94549

Architect: Iyer & Associates
140 Geary St., #1004
San Francisco, CA 94108 Phone: 415-362-9809

Location: West of Outrigger Restaurant, east of Granite Drive, south of Showplace East. APN-045-080-29

File #: SPU-90-23

Area: 2.39 acres

Zoning: Planned Development-Commercial

Proposal: A 28,765 sq. ft. complex including a 20,000 sq. ft., 65 room, two story motel and a 6,033 sq. ft retail center.

Status: This item was approved by the Planning Commission October 2, 1990. Days Inn opened January, 1992. Rocklin Plaza is completed and leased. The motel is operating.

29. SHOWPLACE EAST (ROCKLIN MARKETPLACE)

Owner: Adele Barsotti, Cathleen Shera
725 Auburn Blvd.
Citrus Heights, CA 95610

Architects: William Chambers & Associates
P. O. Box 2124
Davis, CA 95616

Engineer: Land Development Services, Inc.

Zoning: Planned Development-Commercial

Area: 3 acres

Location: East of Granite Drive, approximately 234 ft. north of the intersection of Manzanita and Granite Drive, opposite St. Peter and St. Paul Church. APN-045-080 31, 32, 33

File #: SPU-88-13, DR-90-06

Proposal : A Tentative Parcel Map to create 3 parcels and to develop a commercial cluster consisting of 41,000 sq. ft. of building area.

Status: The Final Parcel Map has been recorded. The buildings have been constructed and leased. The center as developed as a home decorating center.

30. ROCKLIN COMMERCE CENTER

Owner: Kimmel Developers
1815 Stockton Blvd.
Sacramento, CA 95618 Phone: 452-5000

Applicant: Burrell Engineering
6939 Sunrise Blvd., #121
Citrus Heights, CA 95610 Phone: 969-1900

Location: Between Granite Drive and I-80 approximately 530 ft. north of the intersection of Manzanita and Granite Drive. APN-045-080, 23, 24
File #: SPU-88-06, DR-89-03
Area: 3.5 acres
Zoning: Planned Development - Commercial
Proposal: Four buildings consisting of a total 44,280 sq. ft.
Status: This project was approved by the Planning Commission July 5, 1988. The buildings are completed and leased. An emergency veterinary clinic was approved April 3, 1993.

31. CAPITOL NURSERY

Owner: Capital Nursery Co.
4700 Freeport Blvd.
Sacramento, CA 95822

Engineer: Terrance Lowell & Associates
4230 Rocklin Rd., #1A
Rocklin, CA 95677 Phone: 624-0685

Location: Northwesterly of Granite Drive and northerly of St. Peter and St. Paul's Church: APN-045-080-34
Area: 4.8 acres
Zoning: PD-Commercial
Proposal: Plant Nursery with an 8,623 sq. ft. building and 90,000 sq. ft. outdoor sales area.
Status: The project was approved February 4, 1992 and has been extended to April 19, 1997. This is the second extension.

32. GRANITE DRIVE GOLF CENTER

Owner: BNB Investors, John Nicholson
713 Altos Oaks
Los Altos, CA 94024 Phone: (415) 948-4730

Applicant: Wade Associates
2150A Douglas Blvd., S-220
Roseville, CA 95661 Phone: (916) 783-8980

Engineer: Land Development Services: William E. Mitchell
4240 Rocklin Road, #6
Rocklin, CA 95677 Phone: 624-1629

Location: Granite Drive and Dominguez Road: APN- 045-020-020, 041,048
Area: 15 acres
Zoning: Planned Development - Commercial and Light Industrial;
Proposal: A special use permit to develop a golf driving range, including an 1,100 sf. building for service and maintenance, 28 to 36 tee stations and putting facilities.

Status: The center was approved by the City Council October 12, 1994. The center opened for business July 4, 1995. The use permit extends for seven years from the date of the final C of O, or until August, 2002.

33. ROCKLIN FOREIGN AUTO

Owner: BNB Investors, John Nicholson
713 Altos Oaks
Los Altos, CA 94024 Phone: (415) 948-4730

Applicant: Wade Associates
2150A Douglas Blvd., S-220
Roseville, CA 95661 Phone: (916) 783-8980

Engineer: Land Development Services: William E. Mitchell
4240 Rocklin Road, #6
Rocklin, CA 95677 Phone: 624-1629

Location: Granite Drive and Dominguez Road: APN- 045-020-020, 041,048
Area: 15 acres
Zoning: Planned Development - Commercial and Light Industrial;
File #: SPU-95-12
Proposal: An application for a specific plan use permit to develop a square
foot parcel with a square foot building, for automotive repair
and auto related retail sales.

Status This item was approved by the Planning Commission December 19,
1995 and will expire December 19, 1997. A building permit has been
issued, and the project is under construction.

34. CAMPING WORLD

Owner: William & Theresa Geary
P. O. Box 429
Santa Rosa, CA 95402

Camping World, Inc.
P. O. Box 90018
Bowling Green, KY 42102

Location: East of Granite Drive approximately 133 ft. north of Saints Peter & Paul
Church. APN 450-080-20.

File #: SPU-90-22
Area: 4.7 acres
Zoning: Planned Development Commercial
Proposal: Development of a 30,000 sq. ft. retail facility specializing in camping
supplies.

Status: This item was approved by the Planning Commission September 4,
1990. The building is completed and the business in operation. A
special event permit was obtained to allow periodic displays of
recreational vehicles on an on-going basis three or four times a year.

35. ROCKLIN EMPORIUM

Owner: Jessie & Rose Karadsheh
1104 Sand Bar
Sacramento, CA

Location: East of Granite Drive approximately 236 ft. southwesterly of the
intersection of Granite Drive and Dominguez Road. APN-045-020-58

File #: SPU-90-18

Area: 2.57 acres
Zoning: Planned Development-Commercial
Proposal: A 29,000 sq. ft. shopping complex including a Filco Appliance Emporium
Status: The Specific Plan Use Permit was approved July 17, 1990. An application for a modification was submitted February 25, 1991 and was approved on April 2, 1991. The building is completed and leased.

36. ROCKLIN TOWN CENTER

Developer: Gateway Development
1851 Heritage Lane #138
Sacramento, CA 95815 Phone: 925-3592

Area: 27 acres
Zoning: PD-Commercial
File #: SPU-89-05: TRE-93-04
Location: West of Sierra College, east of Granite, west of Sierra College/I-80 off-ramp. APN-045-041-10 AND 12
Proposal: Phase I: 130,000 sq. ft. building on 12.4 acres.
Phase II: 140,050 sq. ft. building on 14.5 acres.

Status: This item was originally approved by the City Council August, 1989. The project was extended to October 15, 1995. The Tree Preservation Plan Permit was approved by the City Council in February, 1993. An extension has been requested.

37. GRANITE SQUARE

Owner: Koufasimas & Koufasimis Properties
2277 Fair Oaks Blvd.
Sacramento, CA 95825

Engineer: Omni-Means, Ltd.
2240 Douglas Blvd.
Roseville, CA 95661 Phone: 782-8600

Location: At the northwest corner of the intersection of Granite Drive and Sierra College Blvd. APN-045-041-17, 18, 19, 20
File #: U-89-05, DL-89-02
Area: 9.14 acres
Zoning: PD-Commercial
Proposal: A shopping center containing approximately 102,300 sf. building area

Status: The project was recommended for approval by the Planning Commission May 2, 1989 and approved by the City Council on June 27, 1989. The project expired September 17, 1995.

38. UNOCAL

Owner: Unocal Corporation

Applicant: Majors Engineering
2535 Capitol Oaks Dr., #140
Sacramento, CA 95833 Phone: 641-7570

Location: SW Corner, Sierra College Blvd. and Granite Drive. APN-045-041-017
 File #: SPU-93-10, TRE-93-01
 Area: 1.37 acres
 Zoning: PD-Commercial
 Proposal: A 3,600 sf. convenience store and a 736 sf. car wash.
 Status: The application was withdrawn.

**39. ROCKLIN PARK HOTEL / SUSANNE'S RESTAURANT AND BAKERY
(Stutz Guesthouse, Restaurant and Bakery)**

Owner: Hanspeter & Suzanne Stutz

Applicant: Downey, Brand, Seymour and Rohyer, Attn: Ron Lipp
 555 Capitol Mall, Tenth Floor
 Sacramento, 95814 Phone: 441-0131

Architect: Vitiello & Associates, Inc.
 George Klumb & Philip J. Harvey
 1931 "H" Street
 Sacramento, 95814 Phone: 446-0206

Location: East of China Garden Road, north of Secret Ravine Road. APN-045-110-049

Zoning: PD-Commercial
 File #: SPU-94-01, DL-94-01, TRE-94-06
 Area: 10.15 acres

Proposal: An application for a parcel map to divide 10.15 acres into two parcels consisting of 7.36 acres and 2.6 acres, and a use permit to construct 21,000 sf. of building area consisting of a restaurant/bakery and 34 guest rooms.

Status: The project was approved by the Planning Commission March 15, 1994, and will expire March 15, 1996, unless extended. A modification and extension was granted on November 29, 1995. The modification combined phases 1 and 2 for a total of 34 guest rooms. Building permits have been issued, and construction is underway.

41. OFF CAMPUS BOOKS/WALKER TEXACO

Owners Rockmoor Investments Partnership:
 REA, Inc. General Partner
 REA Hook, President: Phone: (406) 642-3646

Dan Welch, Off Campus Books,
 P.O. Box 198, West Sacramento, 95691: (916) 372-9661

James Walker,
 8881 Marketta Court, El Grove, 95624 (916) 686-1075

Engineer Land Development Services: William E. Mitchell
 Original 4240 Rocklin Road, #6
 Project Rocklin, CA 95677 (916) 624-1629

Modification Engineer JS Engineering Consultants, Inc.
1808 "J" Street,
Sacramento, 95814 (916) 441-6708

Developer: Lex Coffroth & Associates, Architects & Planners: Steve Collum
2115 "J" Street,
Sacramento, 95816 (916) 443-2560

Location: Southwest corner of Rocklin Road and El Don Drive. APN-045-130-067
Zoning: PD-Commercial
File #: SPU-95-11, DL-96-05, SPU-96-08
Area: 3.087 acres

Proposal: The original application was for a tentative parcel map to divide 3.087 acres into two parcels consisting of 2.527 acres and .56 acres, respectively, and a specific plan use permit to construct a 29,358 s.f. building on parcel 1 and a 4,800 square foot building on parcel 2. The applicant is proposing a book store in the larger building and perhaps a day care center in the smaller building.

In August, 1996, a modification was requested, dividing the subject property into three (3) parcels consisting of 1.28 acres, .9 acres, and 1 acre respectively, and

Status: The original project consisting of two parcels, with the books store and day care, was approved by the Planning Commission on December 5, 1995, and will expire December 5, 1998 unless extended.

A request to modify the tentative map and for a a specific plan use permit to allow a filling station/convenience store was received 8/13/96. The application is scheduled for public hearing on November 19, 1996.

41. ROCKLIN EXECUTIVE PARK

Owner: Robert & Betty Holihan
4990 Rocklin Road,
Rocklin, 95677

Applicant: BKF Properties
9740 Oak Leaf Way,
Roseville, CA 95678

Engineer: Morton & Pitalo, Inc.
1430 Alhambra Blvd., Sacramento, CA 95816 Phone: 927-2400

Location: 4990 Rocklin Road, south of Rocklin Road, opposite Sierra Community College, approximately 600 ft west of Schatz Lane in Rocklin.
APN-045-130-10 AND 64

File #: SPU-90-16
Area: 2.10 acres
Proposal: A two building commercial complex consisting of 25,051 sq. ft.

Status: This project was approved by the City Council September 11, 1990, and was extended to September 11, 1997.

42. CAMPUS PLAZA

Owner: Chris Brocchini
PO Box 163411, Sacramento, CA 95816 (916) 457-2036

Location: Southwest corner of Rocklin Road and Sierra College Blvd.: APN-045-160-076, 081, 082.

File #: SPU-86-10: SPU-94-13

Area: 3.53 acres.

Proposal: 36,294 square feet of building area contained in one main building and two pads. Project contains a Dairy Queen, retail food market, and various other retail uses included two other restaurants and a health club.

Status: The project is completed.

43. McCHEVRON OF ROCKLIN

Owner: The Upton Company: Attn: Eric Upton
6728 Fair Oaks Blvd., #404
Carmichael, CA 95608

Applicant: McDonald's Corporation: Mike Maynard
1750 Howe Avenue, Suite 550
Sacramento, CA 95825 Phone: 649-9797

Steven R. Ourada, Ourada Land Surveying
5805 Fleet Court
Rocklin, CA 95765 Phone 624-1221

Location Northeast of the intersection of Sierra College Boulevard and Granite Drive in Rocklin: APN 045-042-043

File # U-96-02, U-96-03

Area: 1.58 acres

Proposal: A request for a conditional use permit to construct a 5,359 sq. ft. building in which a combination gasoline station/convenience store and restaurant shall operate. A concurrent request to erect an 80 foot, 400 square foot sign on the property.

Status: The use permit for the combination restaurant/convenience store/gasoline station was approved by the Planning Commission on May 21, 1996. This use permit will expire on May 21, 1998. The concurrent application for the sign was approved by City Council for a 85 foot, 500 square foot sign. The applicant is appealing the Planning Commission action.

A minor modification of the use permit for the McChevron facility is scheduled for the Planning Commission October 1, 1996.

ANNEXATIONS

A. CLOVER VALLEY LAKES

Applicants: Dominion Enterprises
4240 Rocklin Road #6
Rocklin, CA 95677 Phone: 624-4504

Bud Taglio
P. O. Box 540
Loomis, CA 95650

Land Development Services
4240 Rocklin Rd., #10
Rocklin, CA 95677 Phone: 624-1629

EIR Consultant: Planning Concepts
309 Commercial Street
Nevada City, CA 95959

General Plan Residential Open Space
Prezoning: Planned Development - Residential - Low Density
Total Area: 643 acres
Location: North of the City beyond Clover Valley Woods, east of Sierra College Blvd.

Status: This annexation includes 20 acres owned by Mr. and Mrs. Taglio and 95 acres formerly owned by Coker Ewing and recently purchased by the applicant. These parcels were included in the annexation request at the suggestion of LAFCO. The application was resubmitted November 18, 1991. A resolution of intent to annex was approved February 11, 1992. The draft EIR is scheduled for public hearing October 29, 1996.

B. CROFTWOOD LAKES ANNEXATION/TAKUMA

Owner: Jerry Wymore
1851 Heritage Lane #101
Sacramento, CA 95815

Applicant: Omni-Means, Ltd.
3001 Douglas Blvd., #300
Roseville, CA 95661 Phone: 782-8688

Area: 28.3 acres
Location: Approximately 1,321 ft. east of Sierra College Blvd., 850 ft. west of Barton Rd., south of Secret Ravine Creek and north of Sierra College property.

Status: An application was received July 27, 1989. This project is included in the Croftwood residential subdivision EIR. A Resolution of Intent to Annex was approved by City Council March, 13, 1990. The annexation was approved by City Council on July 23, 1991 was approved by LAFCO December 3, 1991. A resolution ordering the annexation was approved by City Council January 28, 1992. The annexation recorded April 3, 1992.

C. **SUNSET WEST**

Applicant: Omni-Means, Ltd.
3001 Douglas Blvd., #300
Roseville, CA 95661 Phone: 782-8688

EIR Consultant: R.C. Fuller & Associates
5908 Fair Oaks Blvd.
Carmichael, CA 95608 Phone: 485-6363

		Acreage	Percentage
Owners: 1.	Terra Quest (formerly Centeq) 598 N. 10th St. Sacramento, CA 95814	141	14.8%
2.	RCC Partnership P. O. Box 1069 Woodland, CA 95697	278	29.4%
3.	Diversified Investors c/o Jon Bell 807 Buena Vista San Clemente, CA 92672	313	32.9%
4.	Rocklin 188		
A.	Rocklin Partners 201 Hofmann Ave. Monterey, CA 93940	55	5.8%
B.	Diversified Investors	57	6.0%
C.	Title Insurance & Trust % John Gogian 2851 E. 44th St. Los Angeles, CA 90058	106	11.1%

Area: 909.7 acres

Location: South and west of Sunset, east of Highway 65, North of the Roseville City Limits and south of the Rocklin city limits where they adjoin the Atherton Tech Center.

File #: AN-90-04

Zoning: The subject property has not been rezoned. The applicant has requested a general development plan as follows:

MDR:	PD-5:	215 Acres:	1075 Units
	PD-6:	150 Acres:	900 Units
	PD-7:	41 Acres:	287 Units
	PD-18:	56 Acres:	1,006 Units
	PD-Commercial:	29 Acres	
	PD-BP/Comm.:	24 Acres	
	PD-BP:	60 Acres	
	Schools:	79 Acres	
	Parks:	53 Acres	
	Fire Station:	1 Acre	
	Open Space:	149 Acres	
	Rights of way:	52 Acres	
	TOTAL:	909.7 Acres:	3,268 Units

Status: The annexation recorded September 10, 1991. A FEIR and entitlements were approved by City Council on November 14, 1995, with findings that were returned to the City Council on December 12, 1995.

The use permit for the RC Collet aggregate extraction operation was extended to December 31, 1995, with sales of stockpiled materials to continue to December 31, 1995. An application to extend the operation of the asphalt plant to December 31, 1995 was approved by the City Council.

D. **Stanford Ranch North (formerly Wilson Annexation)**

Owner: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677

Engineer: Spannagel & Associates
3845 Atherton Rd., Ste. 7
Rocklin, CA 95765

Area: 178.6 acres

Location: Approximately 500 ft. east of Highway 65 north of the existing Herman Miller property, west of Stanford Ranch Phase III, south of Whitney Blvd. (at Highway 65) and Sioux Street.

Proposed Land Uses:

RD-6 (MDR)	80.72 acres	484 Units
RD-20 (HDR)	7.18 acres	143 Units
Commercial	5.24 acres	
Park	8.43 acres	
Open Space	8.94 acres	
Road	2.93 acres	

Status: A resolution of intent to annex the revised application was approved by City Council February 11, 1992. The request was withdrawn.

E. **Takuma Annexation**

Proponents: J.M.B. Urban Development Co.
10100 Santa Monica Blvd. 17th floor
Los Angeles, CA 90067

Engineer: Omni-Means, Ltd. (Martin Inouye)
3001 Douglas Blvd., Ste. 300
Roseville, CA 95661

Area: 9.7 acres

Zoning: Retail Commercial

Location: South of the proposed mall site east of Interstate 80, south of the Sierra College off-ramp.

Status: A Resolution of Intent to Annex was approved by the City Council on September 26, 1989. The project was not pursued.